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Building Summary

Size:
Circa 196,000ft² (NIA (Code of Measuring Practice, 6th edition - RICS).

Height:
Ground + 7 Storeys + Plant.

Floor Plates:
Typical Floor is circa 27,300ft² NIA.

Plan Depth:
Typical 12m. Floor layout is a rectangular doughnut shape around a central core atrium.

Tenancy Split:
Each floor is a sub divisible into three tenancies.

Floor to Floor:
The floor to floor dimensions generally will be 3.750m.

Raised Floor:
A raised floor will be provided at 150mm overall.

Reception:
The reception will be double height and finished to a high-quality standard.

Café:
6000ft² the café area is located at the main entrance and flows into the reception.

Terraces:
4600ft² large communal terrace on 7th floor.

Office Floors

Window to Atrium: 19m

Window to Core: 12m

Floor to Ceiling: 2750mm

Planning Grid: 1.5m

Column Grid: Typically 9m x 12m

Plan Efficiency: 84%

Occupancy

Lifts: 1 person per 10m²

M&E: 1 person per 8m² (NIA)

WC's: 1 person per 10m² (NIA)

Means of Escape: 1 person per 6m² (NIA)

Workplace Density: 1 person per 8m² (NIA)

Lifts

Lifts:
8 x passenger lifts, goods lift combined with passenger lift, 2 x 8-person firefighting lifts.

Car Loading: 2 car lifts.

Average Waiting Time (AWT)

Morning up-peak: 20.5s

Lunch peak: 17.3s

Time to Destination (TTD)

Morning up-peak: 56.0s

Lunch peak: 48.1s

Back of House

Loading Bay:
Canynge Street

Basement Access:
2 x Car Lift – 2.3m cleared height.

Waste Storage:
Ground Floor.

Structure

Super Structure:
Steelwork columns and beams with insitu concrete slabs on metal decking. Central core is reinforced insitu concrete, perimeter cores are steel frame.

Columns:
Columns are exposed steel with paint finish (RAL 3004, purple red), and provide clear spans across the floor.

Structural Loading

Imposed Loads

Office Areas (Office + Partitions):
4.0 + 1.2 kN/m²

Office Areas (File Storage Areas):
7.5 kN/m² (5% of NIA in designated areas).

Terraces for Occupiers: 4.0 kN/m²

Access

Plant Rooms: 7.5 kN/m² typically.

Basement Parking Areas: 2.5 kN/m²

Dead Loads:
Dead loads are subject to the chosen structural design details plus a typical allowance of 0.85kN/m².

Mechanical and Electrical Services

Solar Loads:
50-65 W/m² max

Small Power On Floor Distribution:
25 W/m²

Diversified Load:
5 W/m²

Lighting:
(Average Maintained Luminance)

Office Areas – Desk:
500 lux for offices.

Minimum Uniformity:
0.4 for offices.

Uniform Glare Rating:
19 for offices.

Comfort

HVAC: VRF system

Airtightness: 3m² / m².h

Fresh Air Supply:
12 Litres/person + 10% for future meeting rooms. Extract 95% of supply.

Air-conditioned space:
Summer, 24 + 2 for Offices
Winter, 20 + 2 for Offices

Internal Building Services Noise Criteria:
NR40

Open-plan offices

Building Control: BMS system.

Fire: LI detection. Fully sprinkled building.

Tenant Amenities

SoH spots: Designed with SoH spots to enable interfloor connectivity.

Parking Spaces:
32 cars, 12 motorcycles, 100% EV car charging including rapid charging to all spaces.

Cycle Spaces: 263 spaces.

Showers: 30 plus 2 accessible.

Separate Drying Room: Yes

Tenant Plant Space: Yes

Dedicated Tenant Risers: Yes

Cycle Amenities:
Dedicated cycle ramp, maintenance station, choice of stands.

Cycling score platinum.

Sustainability

BREEAM 2008 Rating for New & Refurbished Office Buildings:
The office will be designed to 2008 BREEAM Outstanding.

Building Regulations:
The building will be designed to exceed the energy performance requirements of Building Regulations Approved Document Part L.

Energy Performance Certificate: A

WELL:
Designed with consideration to meet the criteria of ‘WELL Ready’.

Design for Performance:
The Building will undergo extensive and regular energy modelling to ensure the energy consumption is minimized and aligns with the design intent.

Wired Score: Platinum Certification

External Finishes

The external envelope is designed to a high quality to suit the market and context of the building.

Envelope:
Generally unitized curtain walling with modules or varying widths, including expressed vertical projecting blades to provide depth and shading, and metal rain-screen cladding to some side and rear façades.

Reception:
Reception will have a double height expression and a recessed façade line of curtain walling.

External columns to this area to be encased in pre-cast concrete to form a frame in line with the main façade above and adjacent to it.

Doors:
2 x revolving doors, 1 x pass door. Separate cycle ramp door.

There will be a separated door to the café. The 7th floor will also be accessible from the western entrance which provides direct access to the western lift core.

Main Reception Area

Walls:
Oak panelling.

Floors:
Concrete floors at lower level, Oak end block flooring at upper levels.

Ceilings:
Polished plaster with concrete appearance with Armcoat render.

Heating:
HVAC VRF and underfloor heating.

Lighting:
Spotlights in ceiling, feature lighting strips at low level.

Reception Point:
A 2-person reception point with concierge staff.

Access Control:
Security barriers between the reception and the lift lobby will be provided, independent lift route from car park to reception. CCTV will cover common areas.

Hours of operation:
24/7 operation.

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