





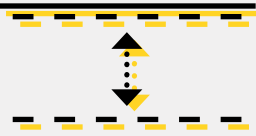




BUILDING SPECIFICATION

 <p>200,000 sq ft with 27,382 sq ft floor plates</p>	 <p>EPC A and BREEAM Outstanding</p>	 <p>20,000 sq ft of unrivalled amenity & rooftop terrace bar</p>	 <p>32 car parking space all with EV charging</p>	 <p>263 cycle spaces with expansion to 400+</p>	 <p>2.75m floor to ceiling height & excellent natural light</p>	 <p>150mm clear access raised floor</p>	 <p>VRF heating and cooling system</p>	 <p>Commit to deliver Net Zero Carbon in Operation via UKGBC framework</p>	<p>Available Q1 2023</p>
<p>Reception:</p> <ul style="list-style-type: none"> - Feature double height reception - Large open plan reception zone with various uses including; - Business lounge - Independently operated café / restaurant open all day – also offering corporate catering - Feature reception staircase to first floor offering an occupier a dedicated entrance - Destination controlled lifts including visitor lift, goods lift and firefighting lifts - Designed to minimise touch points - Biophilic design 	<p>Office spaces:</p> <ul style="list-style-type: none"> - A large range of fitted and conventional office suites - Typical upper floor plates of 27,382 sq ft - Floorplates designed to subdivide - Fully fitted out 'Let Ready' space available from 8 desks upwards - 2.75m floor to ceiling height with excellent natural light - 150mm clear raised access floor - Full height glazed atrium - Energy efficient VRF heating and cooling with air source heat pump ventilation system designed to accommodate a density of 1 person per 8 sq m 	<p>Tenant amenities:</p> <ul style="list-style-type: none"> - 150 cover café serving locally sourced food and drink from 7am to 7pm - The base of the 7 storey atrium is a 50 seat auditorium with tiered seating for tenants' presentations and events - 20 person fitness studio for classes and wellness events hosted by the landlord's team - 7th floor roof terrace and pavilion with great views, open all day for break out, meetings or lunch and ability to book for events - WiFi throughout the landlord areas 	<p>Smart and sustainable:</p> <ul style="list-style-type: none"> - EPC A and BREEAM Outstanding - Designed for Performance - Low carbon building with 36% improvement over the Part L target CO₂ emission rate - 600 sq m of Photovoltaic Panels - High performance façade with floor to ceiling glazing - Integrated Smart Technology and intelligent LED lighting throughout 	<p>Cycle facilities:</p> <ul style="list-style-type: none"> - Dedicated cycle entrance and ramp from Victoria Street - 32 showers, lockers, drying room and towel service - 263 cycle spaces with ability to extend to 400+ - Cycle maintenance station - Charging points available for e-bikes - Brompton storage lockers 	<p>Parking:</p> <ul style="list-style-type: none"> - 2 car lifts - 32 EV car parking spaces - 12 motorcycle spaces - EV charging points for all spaces 	<p>Accreditations:</p> <ul style="list-style-type: none"> - BREEAM Outstanding - Targeted EPC A - WELL Ready - Cycle Score Platinum - WiredScore Platinum - Design for Performance 			