





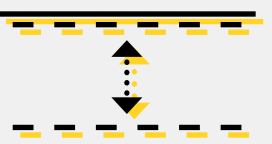




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# BUILDING SPECIFICATION

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

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