

Building sp<mark>ecification</mark>

# BUILDING SPECIFICATION





200,000 sq ft with 27,382 sq ft floor plates

EPC A and BREEAM Outstanding



20,000 sq ft of

unrivalled amenity &

rooftop terrace bar



32 car parking

space all with EV

charging



263 cycle spaces with expansion to 400+

#### Reception:

- 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

#### Office spaces:

- 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

# **Tenant amenities:**

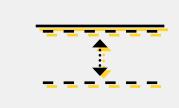
- 150 cover café serving locally sourced food and drink from 7am to 7pm
- The base of the 7 storey atrium is a 50 seat auditorium with tiered seating for tenants' presentations and events
- landlord's team
- 7th floor roof terrace and pavilion with great views, open all day for break out, meetings or lunch and ability to book for events
- WiFi throughout the landlord areas

2





2.75m floor to ceiling height & excellent natural light



150mm clear access raised floor



**VRF** heating and cooling system



**Commit to deliver** 

**Net Zero Carbon** 

in Operation via

**UKGBC** framework

**Available** Q12023

- 20 person fitness studio for classes and wellness events hosted by the

## Smart and sustainable:

- EPC A and BREEAM Outstanding
- Designed for Performance
- Low carbon building with 36% improvement over the Part L target CO<sub>2</sub> emission rate
- 600 sq m of Photovoltaic Panels
- High performance façade with floor to ceiling glazing
- Integrated Smart Technology and intelligent LED lighting throughout

## Parking:

- 2 car lifts
- 32 EV car parking spaces
- 12 motorcycle spaces
- EV charging points for all spaces

# **Cycle facilities:**

- 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

## **Accreditations:**

- BREEAM Outstanding
- Targeted EPC A
- WELL Ready
- Cycle Score Platinum
- WiredScore Platinum
- Design for Performance





Ian Wills ian.wills@eu.jll.com 0117 930 5746 07989 399 070

Paul Richardson paul.richardson@ceg.co.uk 020 7730 9090 07824 492 730

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**Steve Lane** steve.lane@cushwake.com 0117 910 5284 07760 403 245

