

EPC A and BREEAM Outstanding



20,000 sq ft of unrivalled amenity & rooftop terrace bar



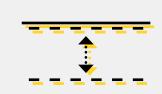
32 car parking space all with EV charging



263 cycle spaces with expansion to 400+



2.75m floor to ceiling height & excellent natural light



150mm access raised floor



VRF heating and cooling system



Net Zero Carbon in Operation via UKGBC framework



Regional Best Office Space

Reception:

- Feature double height reception
- Large open plan reception zone with various uses including;
- Business lounge
- Independently operated café 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 10 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
- 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

Smart and sustainable:

- 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

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

Parking:

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

Target Accreditations:

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

E Q

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