

FLOOR 1 IS  
**9M**  
ABOVE  
GROUND  
LEVEL

**2.75M**  
FLOOR TO CEILING HEIGHT

DENSITY RATIO OF  
**1:8** SQM

20 LOCKERS  
20 BICYCLE  
SPACES  
5 SHOWERS

DESIGNED  
TO ACHIEVE  
**BREEAM  
EXCELLENT**

ROOFTOP RESTAURANT  
**9,000** SQ FT

EXCLUSIVE USE OF THE GARDEN  
AT 120 FOR YOUR ANNUAL EVENT

**ISLAND SITE**

DUAL POWER SUPPLIES TO  
THE BUILDING + LIFE SAFETY  
STANDBY GENERATOR

FLOORS  
**1 & 2**  
DEDICATED ENTRANCE

**3 X PASSENGER LIFTS** (2 X 21 PERSON &  
1 X 13 PERSON) **SERVING ONLY FLOORS 1 & 2**

## SUMMARY SPECIFICATION

### 1.0 GENERAL DESIGN

The base building is complete to 'shell and core' standard

#### 1.1 FLOOR HEIGHTS

- Reception – 3.7m & 3.0m
- Offices – 2.75m

#### 1.2 PLANNING GRID

1.5m x 1.5m

#### 1.3 FLOOR LOADINGS

Design imposed load on office floors 3Kn/sq m + 1.0Kn/sq m for lightweight partitions

#### 1.4 MEANS OF ESCAPE

1 person per 6 sq m

#### 1.5 WC DESIGN DENSITY

1 person per 8 sq m of net office space (60:60 with 20% absenteeism)

#### 1.6 SHOWERS AND CHANGING FACILITIES

- 40 lockers
- 2 male, 2 female & 1 accessible shower
- 1 male, 1 female & 1 accessible WC

### 2.0 VEHICULAR ACCESS PROVISION

#### 2.1 CAR PARKING

2 Standard Parking Bays are available for floors 1 and 2

#### 2.2 MOTORCYCLE PARKING

8 Motorcycle Parking Bays are available for floors 1 and 2

#### 2.3 BICYCLE SPACES

40 Cycle Spaces are available for floors 1 and 2

### 3.0 VERTICAL TRANSPORTATION

#### 3.1 LIFT DESIGN DENSITY

1 person per 8 sq m (with 20% absenteeism)

#### 3.2 DEDICATED LOBBY LIFTS FOR FLOORS 1 AND 2

- 2 x 21 person passenger lifts
- 1 x 13 person passenger lift

#### 3.3 GOODS LIFTS

2 x 2,500kg goods lifts

### 4.0 ELECTRICAL SERVICES

#### 4.1 ELECTRICAL SUPPLY

- Supply is derived from the new 33kV network
- Two supplies serve the building with each one being capable of supporting the full building load to achieve N+1 redundancy
- Supplies are of a ring-main configuration connected via two independent primary substations
- Landlord life safety generator installed
- Standby generation: space is provided at mezzanine level suitable for housing a 500 kVA generator

#### 4.2 DESIGN CRITERIA

- Lighting Load Density – 12w/sq m
- Small Power - 25w/sq m + 10w/sq m spare

### 5.0 MECHANICAL SERVICES

A Category A system is envisaged that provides a four pipe fan coil system that sees heating and cooling provided by EC/DC variable speed FCUs with independent 2-port valves providing BCO compliant control zones

#### AMBIENT DESIGN CONDITIONS

Summer	30°C DB, 20°C WB
Winter	-4°C DB, 100% saturated for building heat loss
Heat rejection plan	35°C (up to 40°C at reduced capacity)

### INTERNAL DESIGN CONDITIONS

Office areas; operative	Winter 22°C ± 2°C Summer 24°C ± 2°C
Office areas air temperature	Winter 21°C ± 2°C Summer 22°C ± 2°C
WCs	18°C min / 24°C max
Reception air temperature	23°C ± 2°C summer 20°C ± 2°C winter

### EXTERNAL AIR PROVISIONS

Offices	1.6 l/s/sq m
WCs	10 air changes/hour

### NOISE CRITERIA

Offices	NR 38
Reception desk	NR 40
Toilet areas	NR 40

### OFFICE HEAT GAINS

Small power office	25w/sq m + 10w/sq m
Lighting office areas	12w/sq m
Occupancy	10w/sq m

### 6.0 BUILDING MANAGEMENT SYSTEM (BMS)

The new BMS will provide an intelligent interface between the controls for the landlord and the tenant services

### 7.0 INTERNAL FINISHES

#### 7.1 ENTRANCE HALL & RECEPTION

- 6,200 sq ft reception for sole use of occupiers on floors 1 and 2
- Large format limestone paving
- Feature linear cove lighting

#### 7.2 LIFT LOBBIES

- Natural stone flooring
- Painted plasterboard ceiling and walls
- Bespoke corian lift architraves
- Stainless steel framed glass doors leading to office floorplate

#### 7.3 OFFICES

The offices will be completed to 'shell and core' standard. Assumed Category A Specification (for which a capital contribution will be made):

- Metal tile (300 x 1200mm) suspended grid ceiling with integral recessed LED light fittings
- White emulsion painted walls
- Perimeter plasterboard margins with integral spotlights
- Metal tile raised floor (150mm overall)

#### 7.4 WCS

- Ceramic flooring
- Plasterboard walls and ceiling
- White back painted glass panels
- Bespoke vanity unit comprising a stone worktop with underslung basins
- Wall mounted mirror with feature illuminated corian fins
- Oak veneered WC cubicles with white back painted glass panels to the rear

### 8.0 SUSTAINABILITY

- Designed to achieve BREEAM Excellent
- Targeting an EPC rating of B