

SUMMARY SPECIFICATION



PLANNING GRID

- 1.5 x 1.5m

FLOOR HEIGHTS

- **Ground** = 4.52m floor to u/s soffit
5.0m floor-to-floor
- **Level 01-13** = 3.62m floor to soffit
4.1m floor-to-floor
- **Level 14** = 3.62m floor to soffit
4.5m floor-to-floor
- **Level 15** = 5.13m floor-to-soffit
6m floor-to-floor

SUSTAINABILITY

- 8% lower emissions than comparable Grade A office stock
- 10% more efficient glazed façade than BCO standards
- All electric building / Air source heat pumps
- 20% more efficient lighting than BCO standards
- Smart building technology ready
- Provision for future heat network integration

TARGETED CERTIFICATIONS

- BREEAM UK 2018 New Construction Commercial:
‘Office Shell Excellent’
- EPC rating ‘A’
- Wired Score ‘Platinum’
- Cycling Score ‘Platinum’
- WELL Score ‘Platinum’
- AirRated Score ‘Platinum’

OCCUPANCY

- 1 person / 8 sq m (86 sq ft)

LIFTS

- Eight 26 person destination-controlled lifts
- One Goods lift
- One Accessible Platform lift

AIR MOVEMENT PERFORMANCE

- Offices and reception areas: up to 13 litres/second/person
- WCs, Showers and changing: 10 air changes per hour

LEVEL 15

- WCs (Superloos for CloudONE lounge) = 2

WCs

- Female = 6
- Male = 3 WCs / 3 urinals
- Accessible = 1

LEVEL 14 – 08

WCs

- Female = 8
- Male = 4 WCs / 4 urinals
- Accessible = 1

LEVEL 07 – 03

WCs

- Female = 8
- Male = 6 WCs / 6 urinals
- Accessible = 2

LEVEL 02 & 01

WCs

- Female = 8
- Male = 4 WCs / 4 urinals
- Accessible = 1

Level 01 meeting room

- Approx. 18-person meeting room

GROUND LEVEL

- WCs (Superloos) = 2
- Reception seating = 2 spaces
- Turnstiles = 4 standard + 1 accessible

LOWER GROUND LEVEL

Cycle Room

- Bike numbers = 194
(two-tier and folding bike numbers)
- Mobility Scooter spaces = 3
(with 3 charging points)
- Lockers = 30
- Charging lockers = 36

Female Changing Room

- Lockers = 93
- Showers = 11 + 1 Accessible
- WCs = 2 + 1 Accessible

Male Changing Room

- Lockers = 93
- Showers = 11 + 1 Accessible
- WCs = 1 + 2 urinals and 1 Accessible

Drying Room

- Flexible hook arrangements
- Space for shoes and sitting

Gym

- Capacity = 60 maximum occupancy

Tenant Storage Hub

- Amazon Lockers = Approx. 116
- Possible Refrigerator space = 4

Waste Room

- Bins = 31 (Office & Retail)

Post Room

- 12 sq m (130 sq ft)

Car Parking

- Ratio of 1:2,000 sq ft