

Full specification

Building information

Building summary

- Size (floors 1-4 only):
- 151,245 sq ft (total net internal office area) 180,663 sq ft total (incl WCs/ ancillary/ plant areas/ circulation)
- 164,076 sq ft total (excluding common circulation)
- **Height:**
Basement/ sub-basement, Ground (3 storeys inc.mezzanine) + 10 storeys
- **Floor plate area (NIA):**

First	36,662 sq ft	40,064 sq ft
Second	36,662 sq ft	40,064
Third	36,662 sq ft	40,064
Fourth	36,662 sq ft	40,064
	(office only)	(incl WCs / ancillary / plant areas / circulation)

- Finished Floor to Soffit – First floor: 3200mm
- Second, Third and Fourth floor: 2950mm
- Plan Depth – 9.5 – 17m
- Raised Floor – Fully accessible 100mm void
- Reception – 423 sqm / 4,553 sq ft (Strand)
- 128 sqm / 1,378 sq ft (Embankment)
- 9 m double-height entrance
- 3 x 4.6 m doors Strand pavillion / 3 x 2.6 m doors Embankment entrance
- Retail/Restaurant – Coffee kiosks
- Leisure – 847 sqm / 9,117 sq ft Virgin active gym
- Outdoor amenity (total terraces): 807 sqm/ 8,686 sq ft

Occupied floors

- Window to window – 17m
- Window to core – 9.5m
- Finished floor to underside of soffit
First floor: 3200mm
(2.7m to underside of secondary ceiling/ acoustic raft)
Second, Third and Fourth floor: 2900mm
(2.45m to underside of secondary ceiling/ acoustic raft)
- Planning Grid – 1.9 m
- Column Grid – 7.7m x 6.9m
- Plan efficiency – 85%

Loading Bay

- Parking – 3 spaces
- Post Room
- Basement Waste Storage – Secure external area

External Areas

- Strand courtyard – 204 sqm/ 2,195 sq ft
- Lightwell courtyard – 205 sqm/ 2,213 sq ft
- Beer yard – 82 sqm/ 882 sq ft
- Arched entrance way off Strand – 129 sqm/ 1,389 sq ft
- Tenancy Split – Multi-tenant

Occupancy

- Lifts – 1 Person per 10 sq m (NIA)
 - Mechanical – 1 Person per 8 sq m (NIA)
 - WCs – 1 Person per 8 sq m (NIA)
 - Means of Escape – 1 person per 6 sq m (NIA)
 - Workplace Density – 1 person per 8 sq m (NIA)
 - Number of occupied – 13 office floors (embankment – 10th floor)
 - Number of lower ground floors – 2 (basement/ sub-basement)
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Lifts

- Lifts 15 Schindler passenger lifts / 1 goods lift
1 Aurora goods lift (between Basement and Embankment)

Embankment core:

- 4 no. 1400kg / 18 person
- 1 no. 2000kg / 25 persons
- 1 no. 2000kg / 26 persons

Centre core:

- 4 no. 1400kg / 18 person
- 1 no. 1125kg / 14 persons
- 1 no. 2050kg / 27 persons
- 1 no. 2050kg / 27 persons (goods lift)

NW and NE cores:

- 2 no. 6300kg / 8 persons

Basement:

- 1 no. goods lift 1500kg / 20 persons

Car loading	80%
Waiting time	Approx 30 Seconds
Handling capacity (up-peak)	15% (tbc)
Handling capacity (two-way lunchtime)	12% (tbc)
NIA	10 sqm

Tenant Amenities / Facilities

- Cycle Spaces – 113
- Showers – 16 (including 1 no. accessible)
- Separate drying room
- Tenant plant – 1.2% of NIA (services engineer tbc)
- Kitchen extract provision
- Bike maintenance workshop

Sustainability

- BREEAM – Very good
2014 rating for new and refurbished offices
- Energy Performance – B
Certificate rate (EPC)
- Wired score – tbc

Mechanical & Electrical Services

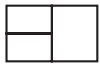
- Occupancy 1 person per 8 sq m (NIA)
- Fresh air provisions 12 l/s per person at 1:8m2
- Cooling loads 8 W/m2 lighting
25 W/m2 small power
- **Comfort**
 - Option 1: Multi-service chilled beam with integral lighting + perimeter radiators
 - Option 2: HVAC fan coil unit system for heating and cooling
- Fresh air provisions 12 l/s per person at 1:8m2
- Air conditioned space Summer: 24°C+/-2°C (uncontrolled RH)
Winter: 22°C+/- 2°C (uncontrolled RH)
- WC extract 10 air changes/ hour
- **Electrical**
 - Electrical loads 8 W/m2 lighting
25 W/m2 lighting
 - Lighting 450 lux average
200 lux (WCs)
 - Task uniformity Greater than 0.7
- Lighting energy use 8 W/m2
- **Acoustics**
 - Building services open plan NR38

Structure

- Structure Steel frame cast concrete/columns
- Soffit Exposed concrete hollow core slabs
- Downstand beams 300mm
- Cill 840mm internal height

Structural Loading

- Floor loadings typically 2.5 + 1 KN/m2
- **Live**
 - Office floor 2.5 + 1 KN/sq m (tbc)
 - High loaded areas 7.5 KN / sq m (over 5% of floor) (tbc)
 - Circulations / entrance / toilets 5.0 KN / sq m (tbc)
 - Plantrooms 7.5 KN / sq m (tbc)
 - Loading bay 12 KN / sq m (tbc)
 - Roof 0.6 KN / sq m (tbc)
 - Roof Terraces 5.0 KN / sq m (tbc)
- **Superimposed Dead**
 - Raised floor / ceiling / services 0.85 KN / sq m (tbc)
 - Roof Terrace (hard landscape) 1.5 KN / sq m (tbc)
 - Roof Terrace (planting areas) 7.0 KN / sq m (tbc)



Technical specification

Office Space

- **Walls**
Natural stone detailing to entrance door surrounds. Steel frame/ masonry walls with plaster/ painted white finish.
- **Windows**
Original steel Crittal windows with micro double glazing.
- **Floors**
Fully accessible 150mm galvanised steel wrapped particle board on steel pedestals.
- **Ceilings**
Exposed concrete soffit, painted and carefully designed services. Painted down stand beams, white acoustic ceiling rafts.
- **Lighting**
Pendant downlights fixed to underside of exposed soffit.
- **Doors**
Bronze faced, steel frame double swing doors with glazed vision panels to lift and stair lobbies. White laminate doors to ancillary areas/ WCs etc.
- **Blinds**
Concealed manual roller blinds.
- **Heating/ cooling**
Option 1: Multi-service chilled beam with integral lighting + perimeter radiators
Option 2: HVAC fan coil unit system for heating and cooling

Communal stair / lift lobbies

- **Floors**
Terrazzo tiles.
- **Walls**
Portland stone cladding to internal walls.
- **Ceilings**
Painted plastered ceiling with Art deco cornice to perimeter.
- **Lighting**
Art deco pendant light fittings and wall uplighters.
- **Doors**
Bronze faced, steel frame double swing doors with glazed vision panels to lift and stair lobbies.
- **Heating**
Concealed fan coil units behind Portland stone wall finishes, with access panel / grilles to top and skirting.

WCs

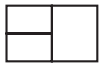
- **Walls**
Large format terrazzo tiles / white emulsion paint.
- **Floors**
Large format terrazzo tiles.
- **Ceilings**
Painted plasterboard ceilings.
- **Doors**
White laminate cubicle doors.
- **Lighting**
Pendant lights / recessed light coves above mirrors.
- **Fixtures**
White wall-hung ceramic WC pans and urinals, white surface mounted basins, black taps, mild steel framed mirror, stainless steel soap dispensers, toilet roll holders, toilet brushes, hooks, stops and ironmongery. Wall mounted waste bins.
- **Ventilation**
MEV system with concealed grilles at 10 air changes/ hour.

Showers (basement)

- **Walls**
Large format ceramic tiles.
- **Floors**
Vinyl flooring.
- **Ceilings**
Painted plasterboard ceiling.
- **Doors**
Grey high-quality laminate doors.
- **Lighting**
LED downlights.
- **Fixtures**
Glass shower screens, stainless steel fittings as WCs.

Terraces

- **Finishes**
Large format stone paving, bronze powder coated aluminium clad planters.
- **Seating**
IPE clad loungers/ benches and flexible table and chair furniture. (10th floor roof terrace/ lightwell)
- **Lighting**
Linear lighting concealed within planters, up lighting to trees.
- **Planting**
Grasses, flowering plants and low trees in raised planters.
- **Services**
Irrigation taps, power sockets, drinking water point (10th floor roof terrace/ lightwell).



Proactive Installations

- **Fire alarm**
Automatic fire detection system and manual call points.
Presence of voice announcement /VESDA tbc.
prinkler protection provided to basement areas.
 - **Security Systems**
The building is provided with a CCTV system to monitor all external entrances, as well as the internal reception areas, loading bay and lifts.
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Access Control

- **Main Entrance**
Audio intercom system to the 24/7 security control room.
- **Cycle store**
24/7 security control to dedicated cycle stores at basement level.
Valid access card reader on entry/ exit. Visitor cycle spaces located outside security control room.
- **Loading Bay**
24/7 security. Gated access secured between 19:00-7:00 Mon-Fri and weekends. Access via intercom system which connects to security control room when gates are closed.

Lighting Control

- **Offices**
PIR presence detection with lighting levels linked to astronomical time clock/daylight sensor.
 - **WCs/Stairs/Lift lobbies**
PIR presence detection with specific morning, evening and night sensors. Emergency lighting.
 - **Showers**
PIR presence detection.
 - **Plantrooms**
Local switching.
 - **Reception**
Lighting control panel with specific morning, evening and night scenes.
 - **System Control**
DALI lighting control system with automatic emergency testing.
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Building Maintenance

- **Façade Maintenance**
Stone cladding cleaned on a 10-year cycle using scaffold system.
External window cleaning is completed on a 6-month cycle via abseil.
- **Internal Maintenance**
Cleaning schedule for common areas, with agreed monthly / quarterly tasks. Landlord's cleaner's cupboard and office located at basement level.
- **Refuse Storage**
Refuse store, compactator and recycling facilities in secure external area on Ivy Bridge Lane, accessed from the basement level.