

# Full specification

## Building information

### Building Summary

- Size (floors 1-4 only):
- 156,159 sq ft (total net internal office area)
- 164,299 sq ft total (including WCs / stores not including landlord plant / riser space or lift lobbies)
- **Height:**  
Basement / sub-basement, Ground (3 storeys including mezzanine) + 10 storeys
- **Floor Plate Area (NIA):**

First	38,977 sq ft	3,621 sq m
Second	Let	Let
Third	15,000 sq ft	1,394 sq m
Fourth	Let	Let
<b>Total</b>	<b>53,977</b>	<b>5,015</b>
	(office only)	(inc. WCs/stores not inc. landlord plant/riser space)

Areas are subject to an RICS measured survey at completion

- Plan Depth – 9.5 – 17m
- Raised Floor – Fully accessible 85mm void
- Reception: 423 sq m / 4,553 sq ft (Strand)  
128 sq m / 1,378 sq ft (Embankment)
- 6m double-height entrance
- Strand cafe – 60 sq m / 646 sq ft
- Leisure – 847 sq m / 9,117 sq ft Virgin Active gym

### Occupied Floors

- Window to window – 17m
- Window to core – 9.5m
- Finished floor to underside of soffit  
First floor: 3200mm  
(2.92m to underside of services)  
Second, Third and Fourth floor: 2900mm  
(2.62m to underside of services)
- Planning Grid – 1.9m
- Column Grid – 7.7m x 7.2m
- Plan efficiency – 85%

### Loading Bay

- Post Room
- Basement Waste Storage – Secure external area

### External Areas

- Strand courtyard – 243 sq m / 2,616 sq ft
- Lightwell courtyard – 260 sq m / 2,799 sq ft
- Beer yard – 76 sq m / 818 sq ft
- Arched entrance way off Strand – 129 sq m / 1,389 sq ft

### Occupancy

- M&E – 1 person per 8 sq m (NIA)
- WCs – 1 person per 8 sq m (NIA)
- Lifts – 1 person per 10 sq m (NIA)
- Means of Escape – 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)



## Lifts

- 15 Schindler passenger lifts / 1 goods lift  
1 Aurora goods lift (between Basement and Embankment)
- **Embankment core:**
  - 4 no. 1400kg / 18 persons
  - 1 no. 2000kg / 25 persons
  - 1 no. 2000kg / 26 persons
- **Centre core:**
  - 4 no. 1400kg / 18 persons
  - 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

## Tenant Amenities / Facilities

- 406 cycle spaces – 6 electric charge points
- 40 showers – 14 male, 14 female, 2 accessible, 10 unisex
- 530 lockers
- Towel service
- Separate drying room
- Kitchen extract provision (Note: tea points provided on each floor. Spatial provision for a single catering kitchen extract.)
- Bike maintenance workshop
- Car parking available

## Sustainability

- BREEAM 2014 rating for new and refurbished offices  
Targeted: Very Good
- Energy Performance Certificate rate (EPC)  
Targeted: B
- Wired score – Gold

## Mechanical & Electrical Services

- Occupancy 1 person per 8 sq m (NIA)
- Fresh air provisions 11.2 l/s per person at 1:8m<sup>2</sup>
- Cooling loads 8 W/m<sup>2</sup> lighting  
25 W/m<sup>2</sup> small power
- Dedicated 24/7 critical chilled water supply (for supplementary tenant equipment cooling):
  - 0.21 l/s (4.4kW) per riser (17.5kW per floor)
- Cooling System Redundancy
- Chillers and pumps are backed up by the building generators
- The pumps are N + N

## Comfort

- Exposed HVAC fan coil unit system for heating and cooling
- Good quality fresh air supply / well distributed due to arrangement of ceiling bays
- Fresh air provisions 11.2 l/s per person at 1:8m<sup>2</sup>
- Air conditioned space Summer: 24°C+-2°C (uncontrolled RH)  
Winter: 20°C+- 2°C
- WC extract 10 air changes / hour

## Electrical

- Electrical loads 8 W/m<sup>2</sup> lighting  
25 W/m<sup>2</sup> lighting
- Lighting 450 lux average  
200 lux (WCs)
- Task uniformity 0.6
- Lighting energy use 8 W/m<sup>2</sup>

## Electrical Resilience:

- Two Low Voltage (LV) circuits within the building coming off two High Voltage transformers
- The two LV circuits have generators that support essential services within the building.
- There are 4no. Landlord generators, with a total capacity of 1,760 kW (4x440kW).
- 50% of power to each quadrant of each floor is on an essential power rising bus bar (generator backed)
- The Lessee can assume the generator capacity would be 12.5W/m<sup>2</sup>

## Acoustics

- Building services open plan NR38

## Structure

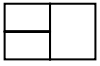
- Structure Steel frame cast concrete with exposed steel columns
- Soffit Exposed concrete hollow core slabs
- Downstand beams 340 mm
- Cill 840mm internal height

## New structure:

- Basement floor slab 5 kN/m<sup>2</sup>
- Lightwell slabs (Embankment and Strand) 3 kN/m<sup>2</sup>
- Roofs generally 0.6 kN/m<sup>2</sup>

## Existing structure:

- Office and communal areas up to and including 7th floor and 8th – 10th floor in the Embankment tower (1930s) construction 4.7 kN/m<sup>2</sup>
- 8th and 9th floors to main wing (1947 construction) 2.5 kN/m<sup>2</sup>
- Existing structure capacity - 3.5 kN/m<sup>2</sup> allowable superimposed load



## Technical specification

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### Office Space

- **Walls**  
Natural stone detailing to entrance door surrounds from lift lobby.  
Steel frame columns / masonry walls with plaster / painted white finish.
- **Windows**  
Original steel Crittal windows with secondary glazing.
- **Floors**  
Fully accessible 110mm galvanised steel wrapped particle board on steel pedestals.
- **Ceilings**  
Exposed plastered soffit, painted and carefully designed services.  
Painted down stand beams.
- **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 painted doors to ancillary areas / WCs etc and dark grey veneer doors to washrooms.
- **Blinds**  
Manual roller blinds.
- **Heating / Cooling**  
Fan coil unit system.

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### Communal stair / lift lobbies

- **Floors**  
Natural stone tiles.
- **Walls**  
Portland stone cladding to internal walls.
- **Ceilings**  
Painted plastered ceiling with Art Deco cornice to perimeter.
- **Lighting**  
Feature pendant and wall light fittings/ recessed downlights.
- **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.

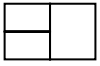
### WCs

- **Walls**  
Crackle glazed ceramic tiles / white emulsion paint.
- **Floors**  
450mm terrazzo tiles.
- **Ceilings**  
Painted plasterboard ceilings.
- **Doors**  
White laminate cubicle doors.
- **Lighting**  
Downlights with integrated mirror lighting. PIR presence detection with specific morning, evening, and night sensors and emergency lighting.
- **Fixtures**  
White wall-hung ceramic WC pans and urinals, white recessed basins, polished chrome 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.

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### Showers (basement)

- **Walls**  
300x600mm porcelain tiles.
- **Floors**  
Large format porcelain tiles. Linear slot drain with tile insert.
- **Ceilings**  
White painted plasterboard ceiling with concealed services over and extract to each individual shower cubicle.
- **Lighting**  
Recessed LED downlights.
- **Shower cubicles**  
Grey laminate doors in metal anodised frame and reeded glass panel above.
- **Fixtures**  
Stainless steel fixtures. Wall hung shower with adjustable shower head. Wall mounted soap dispensers.



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### Proactive Installations

- **Fire Alarm**  
Automatic fire detection system and manual call points.  
Sprinkler protection provided to basement areas.  
Public address / voice alarm system (PAVA) and Emergency Voice Communication System (EVCS) speaker coverage.
- **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.

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### 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, compactor and recycling facilities in secure external area on Ivy Bridge Lane, accessed from the basement level.

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### Landlord Contributions

- A contribution equivalent of £25 per sq m plus VAT is given in respect of carpet allowance is given to the Tenant on lease commencement
- A contribution equivalent of £75 plus VAT per floor box at a ratio of one box per 10 sq m in respect of floor boxes is given to the Tenant on lease commencement.