

Specification

Occupational Density

- 1:8m²

Air Conditioning

- Exposed Services
- VRF Heating & Cooling System
- Ventilation Rate to Office Areas – 12 litres per second per person (+10% spare capacity)

Lifts

- 2no. 100kg 13 person lifts

Lighting

- LED Linear suspended luminaires
- Lighting Level to Office Areas
 - 400 Lux
- Controlled luminaires with daylight saving and presence detectors

Wellness

- 4 Showers
- 74 Lockers
- RESET air quality monitoring
- Communal roof terrace

Cycling

- Secure bike storage area
- 30 Cycle racks
- 8 Electric cycle racks
- Cycle maintenance area
- Clothes airing cupboards
- End of journey facilities designed by Five At Heart

Parking

- 16 Car parking spaces
- 3 Electric vehicle charge points

Accessibility

- Fully DDA compliant

Smart Building

- Building App provided by SmartSpaces

ESG

- BREEAM Target Excellent
- FitWel 2*
- Net Zero Carbon
- EPC Target A
- RESET Air Quality monitoring
- Five At Heart Cycling Accreditation

Floor to Ceiling

- Typically 3.1m

Connectivity

- Diverse telecoms intake positions
- Fibre provided by Telcom
- Wifi in common areas
- Wiredscore Platinum

