

Occupancy Levels

1 person/10 sq m of net lettable.

Structural Grid

Generally a 7.5 x 7.5m square grid.

Floor to Ceiling Heights

Ground/1st 2.95m, 2nd up 2.75m.

Depth (incl. floor thickness)

Ground 350mm, 1st 275mm and 2nd up 200mm.

Floor Loadings

Office areas 4 + 1 kN/sq m.

Cycle Spaces

Can accommodate approximately 200 cycles within a secure CCTV covered area.

Parking

Approx 164 public car spaces on site and 174 private spaces located at basement level serving the offices.

Mechanical Services

Ceiling void VAV air conditioning system to provide cooling loads as follows:

Lighting 12w/sq m, small power 30w/sq m. Space can be found for additional tenants requirements.

Electrical Services

New lighting installation including lighting control system and emergency lighting. Refurbished fire detection system.

Standby Power Provision

Diesel standby power generator provided for life safety systems.

Lifts

4 passenger 24 person
1,800kg serving floors 1–7,
4 passenger 24 person
1,800kg serving floors 7–13,
2 goods 13 person 1,000kg
serving all floors,
2 fireman's 8 person 830kg
serving all floors.