

Mechanical Services

Cooling to the tenants' area is provided in the main by ceiling void VAV air conditioning units.

The base build design loads are as follows:

Lighting 12 w/sq m

Small power 30 w/sq m.

There is some space available for future tenants' plant at both roof and car park levels. This would be subject to landlord's approval.

New refrigeration plant has recently been installed serving 3TMS. Control of the air conditioning system is achieved by a site-wide BMS system.

Electrical Services

Although served by an incoming EDF electrical supply, 3TMS has 3MVA of installed generator power at roof level (2MVA available for tenants – subject to agreement) dedicated to the building.

Electrical infrastructure comprises of 2 rising electrical busbar systems, each serving half of a floor (notional split). Lighting is provided to the floor plates by recessed modular lighting.

Life Safety

Life-safety is achieved by a full detection system with voice activated evacuation system. Smoke clearance is achieved by a fully functional smoke management system.

Lifts

New passenger, goods and fireman's lifts have been installed within the building. In parallel with the new lifts, a "Hall Call" destination system has been installed to ensure fully automated and time-saving lift waiting and travel times.