

A **NEW** SPECIFICATION

External summary

- ◆ New elevations
- ◆ Remodelled entrance and reception
- ◆ New projecting Curtain Wall Bay to Newhall Street Elevation with feature encapsulated gold mesh panel

Internal summary

- ◆ High specification refurbishment of office floor plates
- ◆ Secure cycle storage, full size lockers and showers on basement level
- ◆ Works in accordance with guidelines of the British Council for Offices Fit Out 2011 and CIBSE
- ◆ Fully addressable fire alarm system
- ◆ New domestic water services installation with localised energy efficient hot water generation
- ◆ New mechanical and electrical installation throughout the building

Entrance & reception

- ◆ Reconfigured with disabled access, manned reception desk and waiting area with inset rug and complete new building signage
- ◆ New contemporary Corian desk with furniture
- ◆ New interior LED lighting with suspended feature pendant downlighters
- ◆ Ceramic tiled floor with inset feature gold floor strip, feature panelled side walls and feature timber slatted wall behind reception

Office floors

- ◆ Base design of 1 person per 10 sq m with ability to split floors
- ◆ Thorn Jupiter LED suspended linear lighting with efficient PIR lighting controls utilising passive movement sensors and daylight dimming to reduce energy bills
- ◆ Raised access floor, with hardwired floor boxes, designed to enable floor boxes to be moved
- ◆ Max floor to ceiling heights c.2.65 m to the main ceiling and 2.38 m to the underside of bulkheads
- ◆ Comfort cooling and heating via encased VRF units with linear bar diffusers

Common areas

- ◆ Two new 13 person lifts (1,000 kg) serving basement to floor seven
- ◆ New floor coverings
- ◆ New LED lighting and provision of new heating services
- ◆ New WCs and fully compliant disabled facilities on every floor with full height doors and sunken basins within re-constituted stone worktops with mirror over
- ◆ New feature slatted tiled wall to WCs
- ◆ Cleaner's cupboard on every level
- ◆ Basement with accessible showers, lockers, changing and drying facilities
- ◆ Secure cycle storage rack



5 
SPACES


1:2,175 SQ FT
PARKING RATIO

EPC
A

20 
SPACES