

# Specification

## Occupational Density

- 1:8m<sup>2</sup>

## 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 OneFibre
- Wifi in common areas
- Wiredscore Platinum

