

# SPECIFICATION

## OFFICE FEATURES

- Modern ground floor reception with 24hr access
- Metal suspended ceilings with architectural features
- VRF air conditioning system
- LED lighting with dimmable control
- Fully refurbished 6 WCs + 1 Accessible WC

## TECHNICAL SPECIFICATION

- 150mm raised floor with approximately 110mm void (variable across site)
- 69kVA incoming electrical supply
- Occupational density - 1 per 10m2
- 3 x Lifts (13 person/1000kg)
- Toilets: 1 per 10m2
- Floor to ceiling height: 2650mm

## END OF JOURNEY

- Cycle store: Total 48 spaces
- Cycle Storage: Folding bikes (6 units)
- Vertical Bike Storage: 6 spaces
- Double Josta cycle racks: 36 spaces
- Unisex lockers: 40 units (triple stacked vented)
- Drying room area
- Towel station
- Cycle Maintenance Stand
- 5 Unisex Showers
- 1 Unisex WC

## SUSTAINABILITY

EPC - B