

## SPECIFICATION

# The efficient space with a focus on wellbeing

### EFFICIENCY

Building 04 has been considerably designed to meet the high performance and energy efficiency standards of modern business. The building's striking architecture and its advanced specification have been honed to produce a highly efficient work environment, with an emphasis on occupant wellbeing.

### SCHEDULE OF AREAS

FLOOR	SQ FT	SQ M
Second Floor	25,177	2,339
First Floor	25,177	2,339
Ground Floor	25,217	2,342
Reception	1,949	181
<b>TOTAL</b>	<b>77,520</b>	<b>7,201</b>

APPROXIMATE NET INTERNAL AREAS

### SUMMARY SPECIFICATION

- Triple height reception
- Two 13 person passenger lifts
- Four pipe fan coil comfort cooling system with high efficiency chillers
- LED lighting, Presence/absence detection
- Perimeter daylight dimming controls
- 600 x 600mm metal ceiling tiles
- Raised access floors with 150mm clear void
- High performance glazing with soft solar coating
- BREEAM 2011 rating of 'Very Good'
- EPC rating B
- 8 showers, with lockers
- 198 car parking spaces (1:381 sq ft net)