

BUILDING SPECIFICATION

ROOF: The roof has been stripped back to the existing structure and rebuilt with insulation.

AIR CONDITIONING: New Mitsubishi electric VRV comfort cooling (2-pipe heat pump systems) comprising concealed, ceiling mounted fancoil units, provided throughout the building with individual hard wired, wall mounted controllers in each office/consulting room. Separate 5KW cooling split DX unit to serve the basement data/comms room.

ELECTRICAL SERVICES: The main distribution panel (MDP1) consists of 200Amp three phase terminating in a wall mounted MCCB panel with 200A bus-bar and integral 200A rated isolator as main switch. Distribution boards will be located on lower ground (serving LG and GF) and third floors (serving 1F & 2F). Each distribution board is digitally checked metered. Small power to rooms is provided to the walls generally to allow flexible usage of the space.

STRUCTURED CABLING: Data and telecommunications to the office/consulting rooms is distributed over a Cat-6 structured wiring installation comprising multiple RJ 45 outlets in the rooms, alongside the power sockets, terminating in a data patch panel/data equipment in the basement comms room

A centralised TV aerial distribution system is provided. System to be connected to Cat 6 structured cabling to allow distribution throughout building.

LIGHTING: LED and Low Energy Fluorescent lighting is provided within the rooms, corridors, escape routes and toilets. Lighting to office/consulting rooms shall generally exceed 300 lux. Feature LED lighting is provided

within the main entrance corridor and corridors and the building will comply with part L2 of the Building Regulations. Emergency lighting is provided in accordance with BS 5266.

SECURITY: Video and audio entry-phone run through a dedicated Cat-6 cabling system, complete with multi digit push button door entry facility with intercom and wall mounted audio/video plates in office/consulting rooms.

A hard wired intruder alarm system is provided throughout the building.

A hard wired smoke detection and alarm system, compliant with BS 5389 Part 1, is provided throughout the building.

Disabled WC alarms are provided to the Accessible WCs and a refuge call system is provided to stair lobbies above ground floor.

CAPPED SERVICES: There are multiple Soil pipes running up through building allowing flexibility for tenant drainage installation for WHBs etc. There are capped off water and electric spurs at specific location shown on the plans.

SERVICE RISER: There is a vertical riser going up from the comms room to all floors.

COMMS ROOM: Located on the lower ground floor and is 1000mm wide with its own dedicated cooling condenser

OCCUPATIONAL DENSITY: 1 person per 10 sq m of net lettable area.

DOORS: New fire rated internal doors installed.

DISABLED ACCESS: Level entry access provided to ground floor via an access ramp.

ENTRANCE: Stone flooring to entrance hall/area with a lighting pendant and concealed LEDs.

LIFT: New 8 person passenger lift installed, serving lower ground to second floor.

STAIRCASE: Existing ground floor to 1st floor staircase retained with new staircase installed at basement level and 1st to 2nd floor.

HOT AND COLD WATER: A centralised, softened, pressure boosted, hot and cold water system is provided throughout the building to provide hot and cold water services to the wash hand basins in each of the rooms as well as the communal WC, kitchenette and shower facilities. Un-softened drinking water provided to the kitchenettes and tea points.

The hot water system is heated electrically via the Landlord's centralised hot water plant in the basement.

TOILETS: Two toilets are provided on first floor with a disabled toilet on ground floor and single toilet on lower ground. Ceramic tiled floor and walls, touchless flush WCs with air hand dryers (tiled around).

CLEANERS AREA: A cleaner's sink, adjacent to the refuse area in the front vaults, has been provided.

CYCLE STORE AREA: A secure off street area has been provided at basement level for bicycles, where cycle racks / hooks can be installed.

SUBJECT TO CONTRACT:

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