

<p>DIMENSIONS</p> <ul style="list-style-type: none"> + Finished Floor to Finished Ceiling – 2.70m + Slab to Slab – 3.74m + Planning Grid – 1.50m + Typical raised floor – 125mm + Ceiling void – 150mm 	<p>OFFICE AREAS</p> <ul style="list-style-type: none"> + Finished to a full category A specification + Perforated metal ceiling tiles (600x600mm) + Metal floor tiles (Kingspan Hewitson 600x600mm) + Raised floors allow for a live load of 4.00KN/m2, plus 1.00KN/m2 for dead load + Sealed fire barriers are provided in the floor voids and at door thresholds + There is provision for future installation of blinds by the tenant 	<p>FACILITIES</p> <ul style="list-style-type: none"> + High quality dedicated male, female and disabled WC's on each floor + High quality dedicated male, female and disabled shower and changing facilities are located at basement level + All changing rooms benefit heated lockers
<p>M&E</p> <ul style="list-style-type: none"> + Heating and cooling – provided by a new VRF system + Air Flow rates – 12 litres/sec per person + Power capacity – 700kVA + Small Power capacity – 25W/ m2 of NIA + Flush 600x600mm LED panel lighting to all office areas + Intelligent lighting control modules operate by presence detectors and infra-red 	<p>BASEMENT CAR PARK</p> <ul style="list-style-type: none"> + Clear height of 2.6m + 39 x Car parking spaces (1:2,480 sq ft) + 3 x Disabled car parking spaces + 6 x Car charging points + 2 x Motorcycles spaces + 68 x Bicycle spaces + 2 x Dedicated service bays for vans + Card access and intercom to reception desk 	<p>SECURITY</p> <ul style="list-style-type: none"> + CCTV is provided to all public areas + Card access speed gates in the reception + Cableways are provided for security wiring to each office entry door and external door to allow future installation of access control card readers + Secure card activated roller shutter access to the car park
<p>OCCUPATIONAL DENSITIES</p> <ul style="list-style-type: none"> + Fire escape – 1 person/ 6m2 + Lifts – 1 person/ 8m2 + WC provision – 1 person/ 10m2 + Air conditioning – 1 person/ 10m2 	<p>ENVIRONMENT</p> <ul style="list-style-type: none"> + EPC rating - A 20 + BREEAM Excellent + LED lighting throughout + Photovoltaic solar panels on the roof reduce the building's electricity cost + Low iron double glazed glass + Low E solar control coating on the glass + Wild flower roof terraces 	<p>CONNECTIVITY</p> <ul style="list-style-type: none"> + R+ affords an excellent mobile voice/data coverage from the 4 main operators + There are an extensive number of telecoms chambers adjacent to R+, with a good presence of the key operators + A detailed Connectivity report is available on request
<p>ROOF</p> <ul style="list-style-type: none"> + There is ample designated space on the roof for tenant plant + There is a roof guarantee which runs to 2036 	<p>LIFTS</p> <ul style="list-style-type: none"> + 4 x 13 person Otis lifts (inc. 1 goods lift) + Speed of 1.6m per second + A platform goods lift provides goods delivery/ refuse collection to/from the ground floor 	<p>MAIN SERVICES</p> <ul style="list-style-type: none"> + Electricity, water, drainage and gas