

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