

Specification

OFFICE FLOOR DIMENSIONS

Finished floor to ceiling raft system

FIRST TO FIFTH FLOOR	2.70 M
SIXTH FLOOR	2.65 M

Central office space with exposed ceiling

TO UNDERSIDE OF CONCRETE SOFFIT	3.29 M
TO UNDERSIDE OF PENDANT LIGHTS	3.00 M

Raised floor

150mm +/- tolerance throughout office floors.

Floor loadings

3.5kN/m² + 1kN/m²

Structural grid

Post tensioned RC slabs with column free floor plates 15x31m north and south of the central core.

Façade grid

3m (generally)

OFFICE AMENITIES

Large open lobby/reception amenity space with possible internal café concession and direct link to lower ground lobby/café space.

DESIGN OCCUPANCY LEVELS

Means of escape

1 per 6m² of net lettable space.

HVAC

1 per 10m²@12l/s/person of net lettable space.

1 per 8.3m²@10l/s/person of net lettable space.

WC provision

1 per 7m² of net lettable space based on single occupancy per floor plate.

MULTIPLE TENANCIES

Provisions have been made to allow for up to two independent sub tenancies on each floor between first and sixth floor throughout the office accommodation, split into north and south tenancies.

OFFICE FITOUT

The office will be fitted to Cat A standard including mechanical and electrical services as described.

FACILITIES

Shower provision for tenants includes six communal showers for male employees and four individual shower rooms including changing facilities for female employees. In addition, one accessible shower is provided. Associated space for 80 lockers and a towel drying room are provided in close proximity. Six unisex super loos and one additional accessible toilet are provided per possible tenancy split.

FUTURE TENANT FACILITIES

- Provisions for dedicated tea-kitchen or local vending points on all office floors
- Future tenant riser on north and south end
- Provisions for CAT 6 data cables
- Provisions for additional toilets on each floor
- Future tenant plant space area on roof level at 750mm above floor level

MECHANICAL SERVICES

- 4-pipe fan coil air conditioning system to achieve 1.2l/s/m²
- Toilet ventilation 6air changes/h extract

ELECTRICAL SERVICES

- Lighting: 12W per m²
- 90W per person sensible / 50W per person latent
- 25W per m² base provision
- 5W per m² additional capacity
- 300-500 lux average maintained illuminance level at 750mm above floor level

STANDBY POWER PROVISION

A 400kVA life safety standby generator is provided on lower ground floor to supply the fire fighting lifts and other critical landlord provisions in the event of an emergency.

VERTICAL TRANSPORTATION

- Main lift core with four passenger lifts 1000kg/13 person 1600x1400mm car at 1.6m/s for exclusive office use
- Fire-fighting lifts on either end, 620kg, 8 person 1100x1400mm car at 1.6m/s

TERRACES

Roof terraces on level 6 to the full length of the east and west façade, 91 m² in total.

DELIVERY/SERVICING

A mail collection and sorting room is provided on ground floor for central distribution.

Lay-by parking spaces are located in proximity to the back of house entrance in Vauxhall Bridge Road.

DATA SERVICES

A limited telephone installation will be provided to service landlord's facilities including reception, direct dial security system and fire control room.

Provisions for intake rooms for the accommodation of equipment racks are located within the general back of house area on lower ground floor.

Riser space for IT data cables to all office floors are in place as part of Cat B fitout provisions.

SECURITY

A door intercom video phone system is provided to the external doors. An access control and monitoring system is installed using fobs, card readers and magnetic door sensors in addition to CCTV control with recording capacity. An associated landlord security room is located on lower ground floor. A fire control room is located centrally on ground floor adjacent to the main lobby.

Access routes for office fitout are provided via the north-west core and the south-east core, thus providing each potential sub tenancy with a dedicated fitout access route.

In addition, demountable window access panels are installed at the south-east core for the installation of oversized items via hoist.

CYCLE PARKING

80 spaces.

ACCESS ROUTE

The main entrance is a step free access from Wilton Road, directly opposite to Victoria Station.

Access is granted via a revolving door/ automated door for wheelchair users into the main lobby where a reception desk is located.

A secondary back of house entrance on Vauxhall Bridge Road gives direct access to the office bike storage which in turn links to the main lobby. A direct link from the bike storage to the shower facilities is provided via a dedicated staircase.

SUSTAINABILITY

BREEAM excellent rating for offices 2011 scheme.