



SECTION/03

PLANS & SPECIFICATION

03

BUILDING B

OVERVIEW

Building B is arranged over 7 levels, with office space available from 1,700 sq ft on the ground floor, to whole upper floors of 4,500 and 2,700 sq ft. With two floors already let is has current availability of 18,203 sqft. In addition to its dedicated office space, the ground floor also includes the building’s impressive reception area, plus cycle storage, changing rooms, showers and lockers.

BUILDING B: PROPOSED FLOOR AREAS	SQ FT	SQ M
6th Floor <i>let to Ryan</i>	2,722	252
5th Floor <i>let to Knight Frank LLP</i>	4,552	423
4th Floor	4,552	423
3rd Floor	4,552	423
2nd Floor	4,552	423
1st Floor	4,547	422
Ground Floor (Office) <i>Under Offer</i>	1,684	157
Ground Floor (Reception)	1,055	99
<i>Total</i>	28,216	2,622

Approximate Net Internal Areas



BUILDING B – RECEPTION
1,055 SQ FT / 98 SQ M



BUILDING B – GROUND FLOOR
1,684 SQ FT / 157 SQ M



BUILDING B – TYPICAL FLOOR
4,552 SQ FT / 423 SQ M



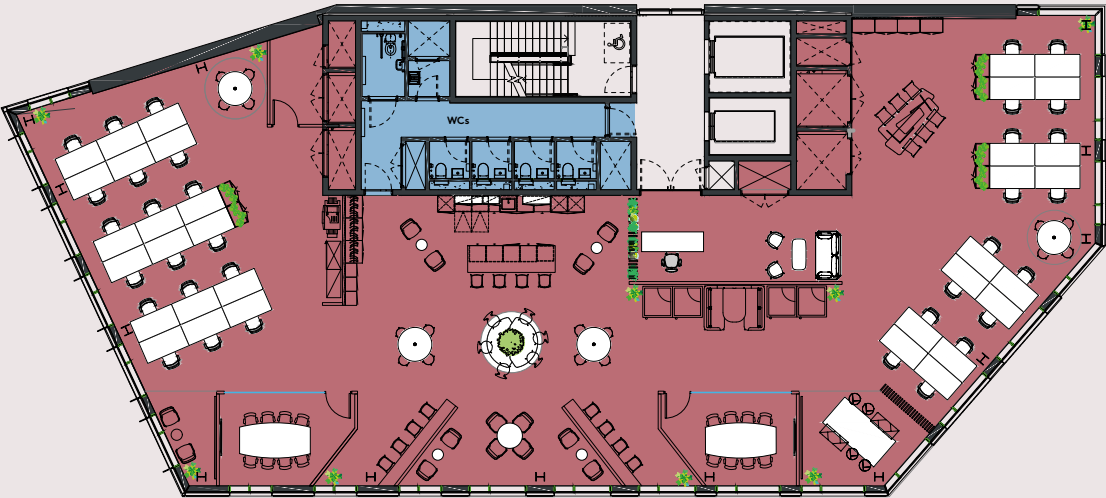
BUILDING B – FLOOR 6
2,722 SQ FT / 252 SQ M





BUILDING B – SPACEPLAN

OPTION 1



OCCUPANCY @ 1:8 SQ M, OTHER OPTIONS AVAILABLE ON REQUEST

BUILDING B – SPACEPLAN

OPTION 2



OCCUPANCY @ 1:8 SQ M, OTHER OPTIONS AVAILABLE ON REQUEST

SUMMARY SPECIFICATION



Flexible ground floor space



4 self contained showers, one with disabled access



36 cycle spaces, 36 lockers, electric bike charging point and a bike maintenance area



Smart Spaces Assembly app using the latest technology



Commitment to reduce energy, water and paper consumption and associated co2 emissions



Telcom – ultrafast broadband already connected



BREEAM rating for the overall performance of a new construction: EXCELLENT



EPC A

RECEPTION

- The main entrance is located at the end of Cheese Lane with automated double doors.
- Highly flexible ground floor space and reception, containing a bespoke reception desk and occupier signage.
- A separate rear entrance will be provided adjacent to the bike store and also connects to the end of Cheese Lane.

OFFICE FLOORS AND CEILINGS

- The design intent has been to maximise the sense of space on the floor plates by omitting as much solid ceiling as possible and exposing the structural soffit.
- Typical floors – 3.25m floor to soffit, 2.8m floor to ceiling if installed, 2.7m to underside of main service distribution route.
- 150mm (nominal) raised access floor.
- Opening Windows.

LANDSCAPING OUTSIDE SPACE

- Access from ground floor to extensive waterside public realm and new high quality estate landscaping.
- Public art by renowned artist Alex Chinneck.

OCCUPANCY

- WC provision 1:8 sqm with 80% utilisation factor.
- Occupational density of 1 person per 8 sq m.
- Means of escape 1 person per 6 sq m.

PARKING SPACES & ACCESS TRAVEL

- Cycle store has a dedicated entrance accessed from Cheese Lane with access control automated doors.
- A dedicated shower, changing and locker facility for cyclists.
- 36 cycle spaces, plus 42 visitor spaces on the estate together with a Brompton Hire Locker on Temple Way.

WCS & SHOWERS

- WC provision is located in the core and provided as superloos with an accessible WC at every level.
- Secure cycle store has direct access to the rear entrance into the changing and locker facility located on the ground floor.
- 4 self contained showers, one of which has disabled access.

ELECTRICAL SERVICES

- LED Lighting: Offices 400 lux (target) at desk level.
- Digital lighting control system.

LIFTS

- 2 passenger lifts, one with 21 person capacity (1,600kgs) which will also act as a goods lift and one 13 person which will also act as a firefighting lift.

PERFORMANCE

- Sustainable management - The building is to provide a continual commitment to reduce energy, water and paper consumption and associated CO emissions by merit of its design.
- BREEAM Excellent.
- EPC A.
- Well Platinum.

MECHANICAL SERVICES: OFFICE PERFORMANCE

- Cooling will be provided by VRF air conditioning using soffit mounted fan coil units zoned in accordance with BCO guides.
- Sprinklers on every floor
- Fresh air rates exceed current regulations, heat recovery equipment prevents cross contamination risk. Fresh air will be provided by a centralised air handling unit with thermal recovery located on the roof.



GROUND FLOOR FITTED OFFICE



- 1,684 sq.ft of fitted space
- 18 desks
- 2 meeting rooms (8 person & 3 person)
- Collaboration lounge
- Fitted Kitchen
- Smart Spaces mobile access
- Available from February 2025