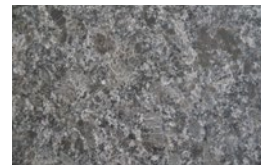
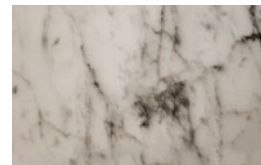


BUILDING SPECIFICATION

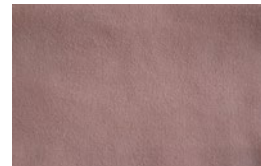
FINISHES & MATERIALS



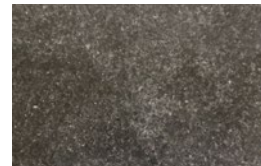
Black granite



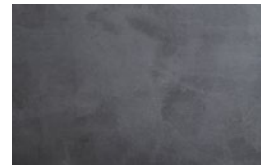
Carrara marble



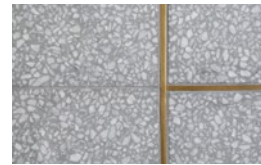
Fabric wall panels



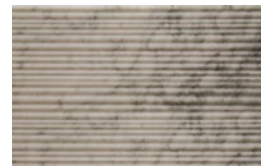
Belgian fossil honed



Ceramic tile



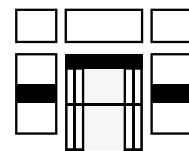
Terrazzo floor with bronze inlay



Bamboo tile



White wash timber



NEW CLADDING TO THE FAÇADE

New SFS façades with a granite rainscreen to Level 6 and infills to the north.



REMODELLED RECEPTION

Walls: White lacquer panels, Dinesen Douglas fir timber fins, padded fabric panels, Carrara marble panels, architectural bronze metal.

Floors: Terrazzo floor with bronze inlay.

Ceilings: Painted timber ceiling fins, plasterboard suspended ceiling.

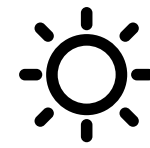
Desk: Reception desk of folded architectural bronze metal sheets, with a timber inset and black granite clad base. Stainless steel and glass security gates for controlled entry system.

Features: Bronze-painted finished angles signage, Carrara marble panel wall and door, bronze-painted finish with timber fin walls.



STREET LEVEL LANDSCAPING & IMPROVEMENT OF THE PUBLIC REALM

New landscaped areas comprised of soft and hard landscaping with seating areas. Public access to the reception space will be through the new landscaped area. The existing North and East façades are overlaid with granite.



NEW ROOFTOP PAVILION & LANDSCAPED TERRACES

New decked area will provide an external space linked to the rooftop pavilion. Existing plant area will be screened with timber to match floor decking.

The hard and soft landscaping will consist of a biodiverse green roof system on raised beds, consisting of wild flowers and sedums, as well as seating areas.

The rooftop pavilion is a glazed internal area providing a flexible space for year-round use.



PRIVATE TERRACE ON 6TH FLOOR

New 1,615 sq ft decked area providing external space leading directly from the 6th floor office demise.



COMPREHENSIVE REFURBISHMENT OF OFFICE FLOORS

Ventilation Rates
Office: On floor system: 12l/s/person on occupancy of 1 person per 8m², main risers and plant: 14l/s/person on occupancy of 1 person per 8m², 10l/s/person on occupancy of 1 person per 2.4m² at 50% diversity.

Rooftop Pavilion: (Level 7).

Toilets and Showers: 8 ACH extract and 6 ACH supply.

Bike Stores: 3 ACH.

Occupants: 100 W person sensible; 60 W per person latent.

Lighting: 2 W/m².

Small Power: 25 W/m².

Occupancy Standards
Nominal Occupancy: 1 person/10 sq m.

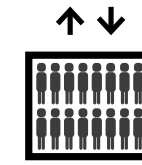
WCs: 1 WC / 10 occupants.

Services: Calculated for 1 person per 10 sq m.



NEW 4 PIPE FAN COIL AIR CONDITIONING

The mechanical ventilation system design shall comprise of fan coil units (Levels 3-6), and VAV systems (Levels A-2).



5 X 16 PERSON PASSENGER LIFTS

Lift lobbies

Levels A-1: Walls will be plasterboard dry-lined with painted finish.

Lift reveals will be clad with bronze-painted hoods.

Levels 2-6: Walls will be clad with lacquer panels, with Carrara marble panel to Level 2 (reception). Lift reveals will be clad with bronze-painted hoods.

Floors

Levels A-1: Bolon flooring.

Levels 2-6: Terrazzo to Level 2 (reception), ceramic tiles from Levels 3-6.

Ceilings: Painted plasterboard suspended ceiling.

Lift Doors: Painted bronze finish to match lift hoods.

Solid Lift Cars

Walls: White back-painted glass, bronze-painted finish panels.

Floors: Ceramic tiles.

Fittings: Bronze finish handrail.

Glazed Lift Cars

Walls: Existing glazing, bronze panels, white back-painted glass.

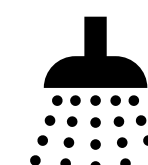
Floors: Ceramic tiles.

Fittings: Bronze finish handrail.



BICYCLE SPACES & LOCKERS

Cycle Spaces: 208 on two-tier racks.



SHOWERS, DRYING ROOM & CHANGING FACILITIES

Shower Facilities: 6 male, 6 female, 1 accessible.

Floors: Non-slip floor tiles.

Fittings: Lockers in changing areas. Fixed-head showers and glass shower screens. Vanity units with basin and stainless steel fixtures and fittings.



7 CAR PARKING SPACES

Parking accessed at ground floor level from Castle Baynard street.



BREEAM EXCELLENT TARGETED

A BREEAM assessment is to be undertaken for the refurbishment with the aim of achieving a minimum of 'Very Good' aspiring to an 'Excellent' rating.



WCs

Levels 2-6

Walls: Painted finish, Domus Bamboo wall tiles, white back-painted glass panels (Male WCs), Hi-Macs Lunar sand panels.

Floors: Ceramic tiles.

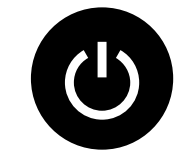
Cubicle: Maxwood Mystiq cubicle system.

Fittings: Bespoke trough sink with integrated bin. New timber fin and bronze hooded vanity unit to female WCs, mirrored wall cabinet, all fixtures and fittings in matt black finish.

Levels A-1

Cubicles: Maxwood Mystiq cubicle system.

Fittings: Bespoke trough sink with integrated bin.



POWER

Electrical Services

Incoming Supply: The existing incoming HV switchgear and the building's HV/LV transformers within the basement plant areas will remain. The existing LV supply cables from the transformer switchgear serve the existing LV switch panel.

Emergency Standby Power Generation

New Standby Power Generator Provision: The existing landlord's generator will be relocated to provide back-up power to additional future tenants, as required. A new busbar will be installed to serve critical tenant loads.