

## General

### Structural Grid

53m x 17m

### Floor Loading

All offices 2.5kN/m<sup>2</sup>. Variations for imposed loading may be possible subject to the Landlord's Structural Engineer.

### Superstructure

Load bearing masonry walls, brick-arched floors, rubble-filled, screeded and supported on cast iron beams and columns.

### Façade

Painted aluminium windows with clear single glazing.

### Roof

Stone slate roof on felt and battens with insulated underlining onto existing iron roof structure.

### External Doors

Timber paneled entrance doors.

### Occupancy level

Occupancy over the whole building/floor of one person per 8m<sup>2</sup> of net internal area (NIA). Power and lighting distribution is consistent with this level of occupancy.

### Toilet Facilities

Private male, female and disabled toilet facilities for each individual office suite.

### Raised Access Floor

Fully accessible modular 600mm x 600mm tiles on adjustable pedestals, there is a clear void below of 150mm where installed.

### Lift

2 no 12 person machinery room-less traction lift.  
1 m/s speed with integral lighting and quality vinyl floor.  
Lift serves all floors including basement car park.

### Car Parking

Tenant will be allocated up to 3 spaces per 1000 sq ft. Additional parking may be available by separate negotiation.  
Cycle parking is also available.

### Security

CCTV network has full matrix control at monitoring stations with 24hr digital recording.  
The site will be surrounded by a 2.4m high railings and access will be controlled by automatic gates. Outside normal office hours these gates will be linked to a 24-hour security/monitoring station.  
All external areas including the internal car park will be lit.

### Landscaping

External areas will be landscaped to a high standard. Access roads, turning heads and parking areas will be surfaced with Plaspave Sorrento Nibbstone (or similar). Pedestrian footpaths and entrances will be surfaced with Plaspave Sorrento Sarsen Granite Stone (or similar) supported by Marshall's Charnwood Kerbs (or similar).

### Waste Disposal

An on-site storage facility will be provided for communal waste bins.

### Disabled Discrimination Act

The building is designed to assist the Tenant to comply with their obligations under DDA. Information and/or alarm call systems are installed to all disabled facilities.

## Finishes

### Entrance/Reception

Paved with natural stone or concrete setts with clear sealer finish.

### Office Floors

Tenant fit out requirement

### Common Corridors/Stair Lobbies

Heavy duty carpet or vinyl tiles.

### External Walls

Cleaned natural stone with clear sealer finish.

### Internal Partition Walls

Painted plaster or plasterboard. Painted skirting boards and architraves.

### Sound Reduction

Walls between offices      Rw 43dB  
Walls abutting corridors      Rw 50dB

### Cast Iron Beams and Columns

Painted with grey intumescent paint.

### Ceilings

Ground to 4<sup>th</sup> Floor – vaulted brick ceilings, plastered with white paint finish.  
5<sup>th</sup> Floor – plasterboard and skimmed to full roof height.

### Doors

Solid core, veneered timber doors with matching frames.  
Square feature vision panels with Georgian wired glass set in wooden frames.  
Ironmongery is brushed stainless steel.

### Stairway

Steel stairs with half landings and matching handrails.

### Toilets

**Floors:**  
Ceramic or vinyl tiles with matching skirting boards.

**Walls:**  
Cleaned natural stone with clear sealer finish and/or painted plaster finish with feature tiled wall panel.

**Cubicle Walls:**  
Full height laminate panels.

**Cubicle Doors:**  
Laminate doors with matching frames.

### Sanitary Ware and Fittings

White vitreous china sanitary ware and chrome plated fittings.  
Full width mirrors with down-lighters over basins.

## Mechanical Services

### Heating & Ventilation to Offices

Each office suite will have an independent system for supplying heating and hot water via a SIME boiler with large storage tank with twin channel programming.

Each suite will have feature column radiators. Local control is provided by thermostatic and lock shield radiator valves.

Ventilation is natural via window openers on all main light windows.

### Ground Floor Entrance/Circulation Space and Lift Lobbies

Heating via wall mounted radiators.

Ventilation is by natural means.

### Mechanical Ventilation

Extract ventilators will be installed to W.C.'s, kitchens, lift lobby and basement car park.

## Electrical Services

### Telecoms and Data Installation

Incoming services to the central core at ground floor with dedicated vertical data route/s in the core and floors 1,2,3,4 and 5.

Horizontal and vertical data routes within offices are a Tenant fit out item.

### Electrical Switchboard Provision

The LV transformer feeds a switchboard that distributes power to key distribution points for Landlord's and Tenant services.

# Phase Two Specification

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## Electrical Distribution Network

Low voltage installation.

The main switchboard provides dedicated supplies to Landlords services including lifts and building safety systems.

Dedicated 440V, TP&N, 50Hz distribution boards, complete with spare ways, are provided in the central core risers to floors 1,2,3,4 and 5 on each level for Tenant and Landlord small power and lighting requirements.

Each floor to have separate metering for all services.

## Small Power

Provided on all floors via under floor busbars at 6m centres. Tap off units, trailing leads and grommets are Tenant fit-out items.

Cleaning provision provided by dedicated RCD protected sockets within offices on a spacing of 9m radius.

Sockets provided by the Landlord incorporate high integrity earthing

## Office Lighting

Lighting is indirect LG3 compliant with RS fluorescent lamps and is suitable for extensive computer usage.

## Office Lighting Control

Lighting control is provided in line with Building Regulations recommendations for the conservation of fuel and power in buildings.

Facilities are available to manually override the lighting 'OFF' and to allow the testing of emergency luminaires.

## Emergency Lighting and Signage

Three-hour duration, emergency self-contained luminaires, integrated within main office and common area luminaires are provided to comply with BS5266. Where integration to main luminaires is not possible, non-maintained, self-contained slim line emergency bulkhead fittings are provided. Individual photo-luminescent emergency signage is installed to identify escape routes.

## Fire Detection

An automatic analogue addressable fire detection system to meet the requirements of BS 5839 and local authority requirements is installed.

The fire alarm system interfaces with security installations, mechanical and lift services.

The fire alarm system has spare capacity for future Tenant fit out in open plan office environments, subject to Landlord's agreement.

## Data Installation

Space allocation in the raised floor void for Tenant dedicated data routes.

All Tenant data installations are Tenant's responsibility.

## Access Control

Electronic door locking system with intercom.

## Lighting Landlord

Reception, core areas and circulation spaces generally low energy down-lights and feature lighting.

Architectural direct/indirect luminaires.

Switching via variable time PIRs at all entrance/exits to circulation spaces. Switching is as advised by Building Regulation Part L for conservation of fuel and power in buildings.