

# Specification



Double height lobby & reception



Expansive terrace overlooking City Park



Low carbon air source heat pump for heating & cooling



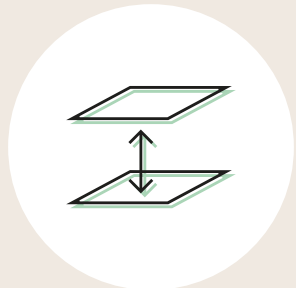
Cycling Score Certified (Targeted)



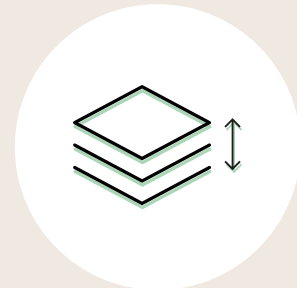
SmartScore Gold (Targeted)



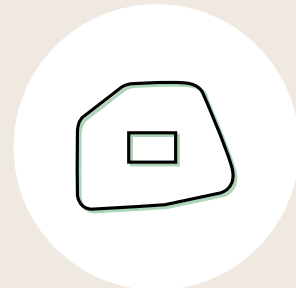
Wired Score Gold (Targeted)



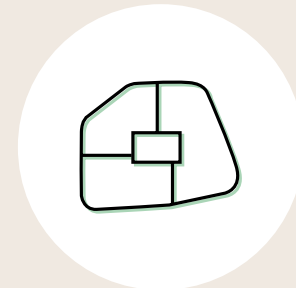
2.75m floor to ceiling height on main office floor plates



150mm full raised access floor



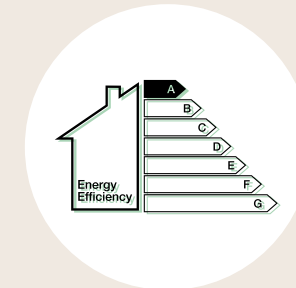
Open plan floors up to 14,639 sq ft (NIA)



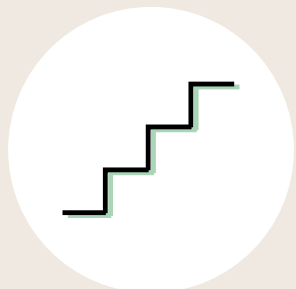
Flexible divisible floor plates



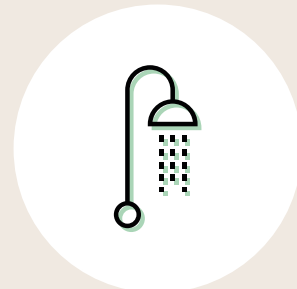
Floor to ceiling glazing



EPC A



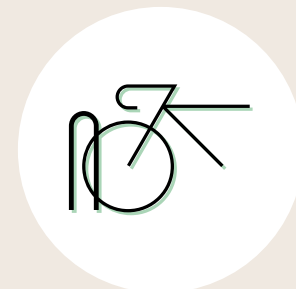
Designed to promote stair & minimise lift usage



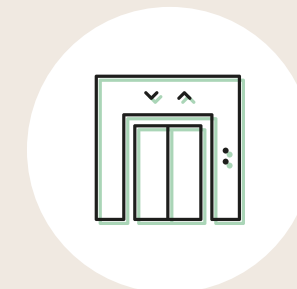
Cycle spa with drying facilities



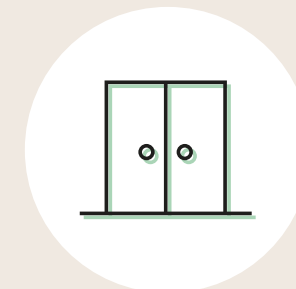
Parking spaces for 10 vehicles all with EV charging points



End-of-trip facilities with bike storage, lockers & showers



Two 15-person & one 17-person high speed passenger lifts



Option for dedicated secondary entrance/reception