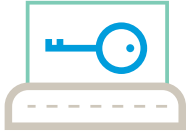


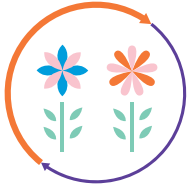
## Key features



### Basement amenities

Changing facilities including:

- 196 lockers
- 16 showers (separate male and female)
- 2 x DDA-compliant shower rooms
- 4 WCs
- Towel service



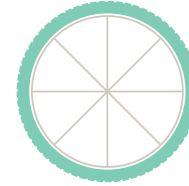
### Terraces

- Private terrace on floor 6
- Openable façade with Juliet balconies
- Access to extensive level 10 terrace for annual client/staff event



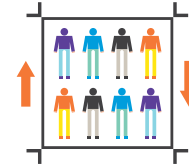
### Cooling

- Four-pipe fan coil with 1:8 sq m occupation density
- Possible mixed mode operation with openable windows
- High internal air quality 2.0 l/s/sq m of clean, conditioned air supplied
- Dedicated resilient cooling facilities for tenant-critical equipment



### Cycle parking

- 187 cycle spaces
- Separate basement bike ramp
- Lift access up to office reception



### Lifts

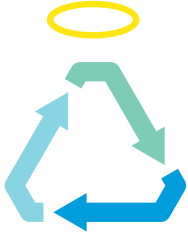
- Central group of 6 lifts (21-person)
- Dual entry 2,500kg goods lift
- Dedicated fire-fighting lifts



### Car parking

- 25 spaces, including 3 disabled spaces
- Lift access up to office reception
- Executive drop-off on Spenser Street with covered walkway to reception

## Key features



### Green credentials

- BREEAM rating – “Excellent”
- EPC rating – B
- Extensive energy metering
- Low NOx boilers
- Rain water harvesting
- Combined heating and power with absorption chiller
- Photovoltaic panels
- LED lighting installations



### Servicing

- At street level from Spenser Street, 2 lay-bys provided adjacent to building with direct access to goods lift



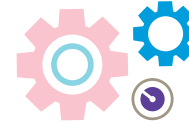
### Front of house

- Concierge service for all occupiers include:
  - Transport
  - Local attractions/services
  - Shopping
  - Restaurants



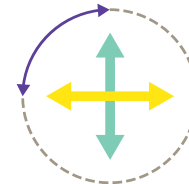
### Occupational design

- Designed for occupancy of 1 person per 8 sq m, up to 255 people on a single floor
- Escape stairs 1 person per 6 sq m



### Power and data

- Resilient power supplies
- 2 x 1480KW standby generators (installed) including tenant power
- 24/7 critical cooling system installed
- Multiple data communications providers and dual intake and distribution routes
- Wi-fi access at ground floor reception



### Dimensions

- 8.5m reception floor to ceiling height
- 2.75m raised floor to suspended ceiling height
- Enhanced raised floor void 175mm (overall)