

SPECIFICATION

- Grade A BREEAM 'Excellent' (2011) Specification
- Floor designed to split easily into four
- 2.8m floor to ceiling height
- 150mm raised access floors
- 3 x 17 person and 1 x 21 person passenger lifts
- Energy Performance Certificate Rating of 'B'
- VRF heating and cooling system designed to density of 1:10m² (potential to 1:8m²)
- High quality internal fixtures and fittings
- Intelligent lighting control system of PIR's/daylight occupancy sensors
- Cycle storage for 48 bicycles and shower facilities
- Up to 60 spaces reserved in adjacent 615 space New Bailey multi-storey car park

Schedule of areas

Floor	Net internal area (sq m)	Net internal area (sq ft)
Ground floor*	1,062.8	11,440
Floor 1	1,387.2	14,932
Floor 2	1,591.9	17,135
Floor 3	1,597.0	17,190
Floor 4	1,597.0	17,190
Floor 5	1,597.0	17,190
Floor 6	1,597.0	17,190
Floor 7	1,123.0	12,088
Total	11,552.9 sq m	124,355 sq ft

*Capable for use as offices/retail/leisure