

200,000 SQ FT
OF
BEST IN CLASS
OFFICE SPACE

THE **JJ MACK** BLDG

ONE OF LONDON'S SMARTEST AND MOST SUSTAINABLE OFFICE BUILDINGS.
150M FROM FARRINGDON STATION.



EPC **'A'** RATING

UNINTERRUPTED
VIEWS OVER
LONDON

RATED BREEAM
OUTSTANDING

THEJJMACKBUILDING.COM



WELCOME

Welcome to The JJ Mack Building, one of London's smartest and most sustainable new office buildings, located just 150m from Farringdon Station.

A place where history meets the very latest in modern building technology. Sophisticated and stylish design packed with exciting and progressive technology. Contemporary London work space at its very best. The JJ Mack Building.

Love where you work.





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THE BUILDING

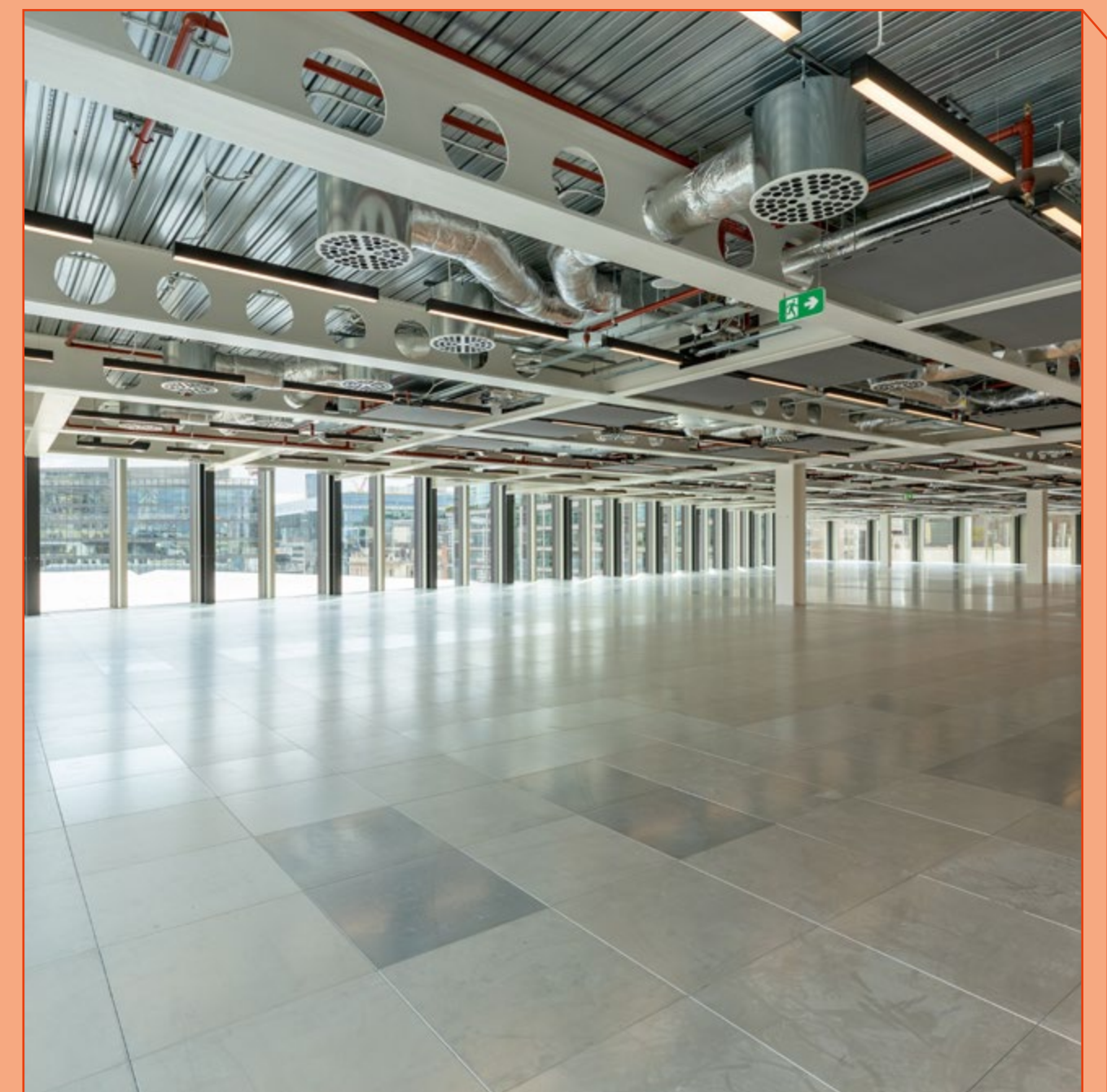
EXEMPLARY SPACE, SUSTAINABLY BUILT

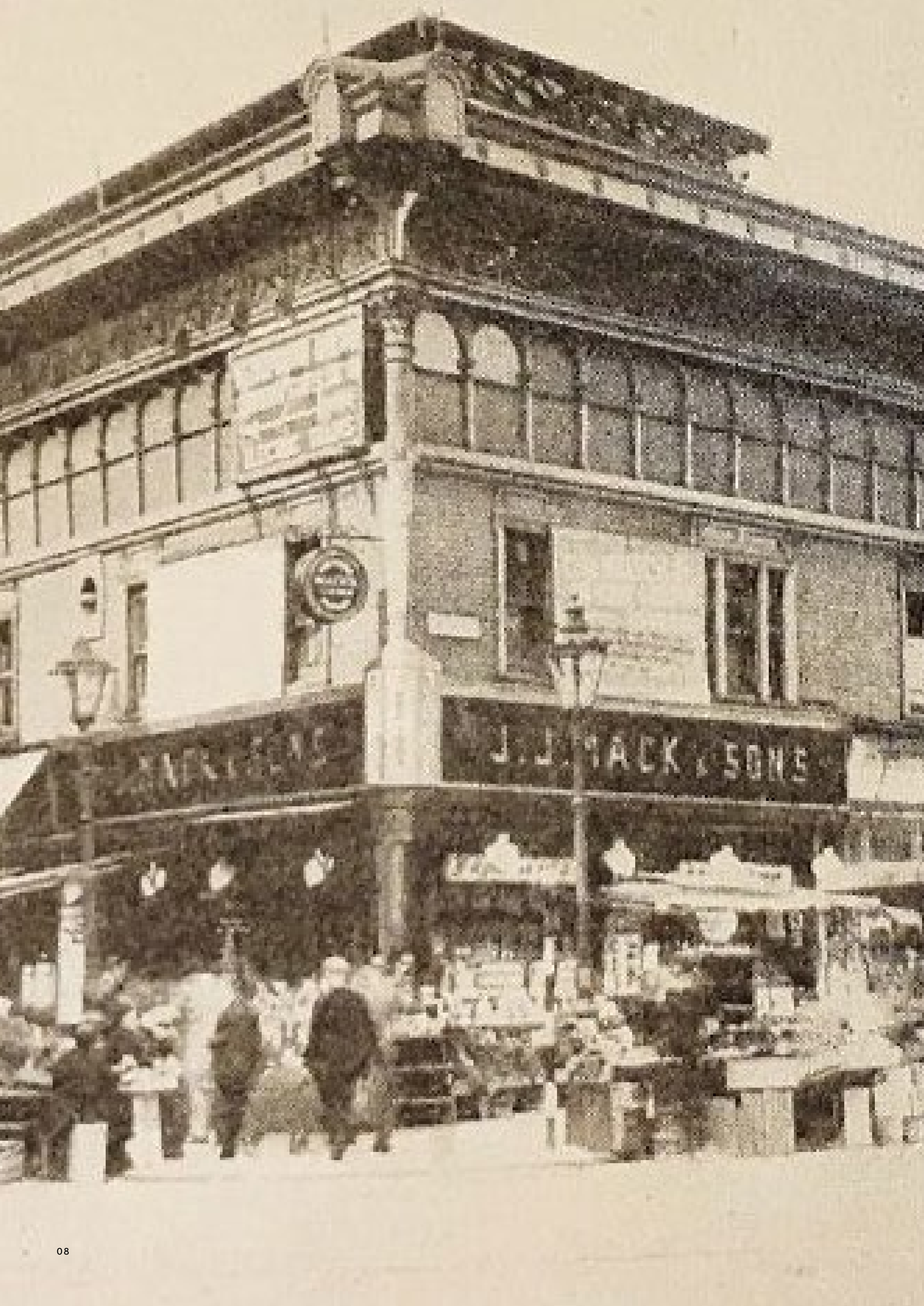
A truly sustainable, brilliantly connected workplace for today's forward thinking occupiers.

Combining the very latest smart building technology, exemplary sustainability credentials and beautiful design details, the thoughtfully configured office floors at The JJ Mack Building offer the very best space for dynamic occupiers.

Located metres from Farringdon Station in the heart of this vibrant and fast evolving neighbourhood, the building's occupiers can enjoy culture and lifestyle on their doorstep as well as multiple rapid transport options to take them across the capital and beyond.

With its roots in the past but facing firmly towards the future, The JJ Mack Building is London workspace at its very best.





HERITAGE

REFERENCING THE PAST WHILE LOOKING TO THE FUTURE

The JJ Mack Building is located in one of London's most historic quarters, yet in the heart of an area with a fascinating future.

The building embodies this dual identity, being one of London's smartest and most sustainable office buildings yet with its design and identity being inspired by the building's heritage.

One of the area's predominant historic characteristics is as a site of trade and market commerce and the building takes its name from the grocery store formerly located on the corner of the site, owned by JJ Mack, a market trader whose career started with just a street barrow and progressed to the impressive corner fronting store in the image adjacent.

This spirit of trade and prosperity has inspired the design and brand of the building with its warehouse inspired interiors, use of natural, crafted materials and graphic style echoing signage from the era of the original JJ Mack and Sons.

While we had anticipated that there would not be any surviving original fabric of the building, we were delighted that on exploration of the site during the early works, cast iron columns which would have formed part of the structure of the original building were discovered.

These have been refurbished and now stand proudly either side of the reception desk, providing a direct link between the new building and its origins.



SUSTAINABILITY

SERIOUS ABOUT SUSTAINABILITY

Adopting marketing leading technologies, design, and operational practices, our aim is excellence, going above and beyond and never once adopting a tick box mentality.

Throughout design, construction and into occupation, The JJ Mack Building is aiming to be a true market leader in its approach to sustainability.

Each element of the building has been painstakingly considered in terms of its impact both now and in the future, and to ensure that those that occupy the building can be proud to have located their business in truly sustainable premises.





CARBON

We are all aware of the need to reduce our carbon impact but for an office building, what does this actually mean?

The JJ Mack Building is targeting an embodied carbon figure which is 15% lower than the LETI current average design target.

This means that both the materials and processes selected during the construction of the building were specifically chosen to minimise carbon impact.

For example, the use of UK produced steel offers carbon savings via recycling, reuse and minimised transportation

requirements, the use of Earth Friendly Concrete offers a 50% saving in embodied carbon over and above standard mixes and an intelligent approach to construction waste (the target at The JJ Mack Building was not to exceed 7.5m² of waste per 100m² of GIA) minimises unnecessary material and packaging wastage which is a significant negative by product of construction activity.

The carbon emissions at The JJ Mack Building will be 52.8% lower than the regulated Targeted Emissions Rate as defined by Part L of the Building Regulations (2013).

This means that the day to day impact of the building when occupied can be significantly minimised as a result of sustainable, intelligent and renewable technologies designed into the building such as sophisticated sensors to monitor energy usage and occupation, enabling consumption baselines to be set at building or floor level to minimise wastage and, when combined with data from occupancy monitors, to only provide power where it is required, eliminating unnecessary usage.

CITIGEN

An important element of the building's sustainability strategy and carbon impact mitigation is the connection to the Citigen district energy network. Citigen is a world leading, tri-generation network, offering a sustainable, cost effective and progressive heating, cooling and power solution to homes and businesses across the City of London with multiple benefits to users.

SUPERIOR TECHNOLOGY

Occupiers of The JJ Mack Building derive a direct benefit from Citigen's constant investment into renewable and progressive heat and energy generating technologies. A groundbreaking programme of work has recently been completed by E.ON, owners of Citigen, to add world class geothermal and heat pump technologies to the energy centre which will result in a steep drop in emission levels.

Immediately underneath the Citigen building, 200m deep boreholes have been created, enabling direct access to the Thames Basin Aquifer which runs beneath the building.

The natural geothermal energy generated by the Aquifer is fed into a heat pump which extracts and increases the naturally sourced heat. This is further added to by waste heat produced by the existing central heating and cooling plant to deliver the greenest possible heating solution to the homes and businesses connected to Citigen.

All electricity and gas that Citigen utilises is from certified renewable green sources providing a truly green and renewable heating, cooling and power supply for The JJ Mack Building and its occupiers.

NO OBSOLESCENCE

Occupiers of The JJ Mack Building will have no exposure to future in-building plant obsolescence or costly replacement.

EXTRA SPACE

The absence of in-building plant means there is more space in the building to dedicate to tenant amenity.

REDUCED PLANT MAINTENANCE

Less in-building plant means less repair and maintenance costs for occupiers as the upkeep cost of the Citigen plant is borne directly by them.

RATED BREEAM
OUTSTANDING

SMART SAVINGS
**70%
LESS
WATER
CONSUMED**

52.8%
LESS
CARBON EMISSIONS
THAN
REGULATED TARGETED
EMISSIONS RATE

LOW CARBON
IN CONSTRUCTION
AND OPERATION

ZERO
FUEL COMBUSTION
ON-SITE

CITIGEN PROVIDES
RENEWABLE
**HEATING
& POWER**



WATER

Now more than ever, awareness is building as to just how much of a precious resource water is.

The JJ Mack Building incorporates an intelligent and dynamic water management and recycling system. Linked directly to real time weather data, the building's rainwater storage "anticipates" a forecast of heavy rain and will alter its capacity accordingly.

The stored water will flow via gravity from the terraces and the green roof into the system. Greywater is also gathered from 93% of showers and 5% of taps.

Both greywater and rainwater are then organically treated within the building and recycled to feed all toilet flushing systems throughout the building.

When combined with other design factors such as low flow and intelligent fixtures, the system as a whole can reduce potable mains water consumption at the building by up to 70%. Reclaiming water in this way also has an impact on carbon emissions.

At The JJ Mack Building, we have capacity to process 7m³ of reclaimed water per day.

Each cubic meter is equivalent to 1.05kg CO₂e. Therefore as the rainwater system is in operation 365 days a year, this translates into a 2,682kg CO₂e saving per annum.

Real time information on the water system will be fully accessible by occupiers and building management.

BREEAM

The JJ Mack Building was the UK's first building to be assessed as BREEAM Outstanding (2018) at design stage which is truly an endorsement of the detailed work and dedicated approach to sustainability undertaken during the building's design.

The building achieved an overall score of 89%, verified by independent assessor BRE Global, in accordance with BREEAM (Building Research Establishment Environmental Assessment Methodology), the world's leading design and assessment method for sustainable buildings.

NABERS

The JJ Mack Building has been developed with Design for Performance principles in mind and will be submitted for a NABERS energy rating once post occupation criteria is met, targeting a 5 star rating. NABERS is the industry standard in assessing the energy performance of buildings and the targeted 5 star rating at The JJ Mack Building reflects the commitment made during the design period to ensure that the building is a true market leader in terms of sustainable occupation.

EPC A

The building has an EPC rating of A which has to date been awarded to less than 1.8% of London's non-domestic properties.



THE ROOF

THERE'S A LOT GOING ON UP THERE

While rarely seen either by occupiers or the public, there is a great deal going on up on the roof at The JJ Mack Building.

PHOTO VOLTAIC PANELS

There will be 144 327W photo voltaic panels on the roof of the building. The energy generated by these is sent back into the grid, offsetting some of the on-site power consumption.

BIODIVERSE GREEN ROOF

The roof is home to 885 sq m of biodiverse green roof, pre-planted with a variety of native wildflowers, grasses, herbaceous perennials, bulbs and sedums as well as housing bug hotels, bird and bat roosting spaces to help support local species.

BEES

As part of the building's genuine commitment to biodiversity and local ecology there are two bee colonies located on the roof.

Bees are an essential part of our global ecology and are estimated to contribute £200m a year to the economy through pollination as well as being a critical factor in our ecosystem.







WELLNESS

IMPROVE YOUR EVERY DAY

The JJ Mack Building is a market leading example of the optimisation and prioritisation of occupier wellbeing.

FRESH AIR

Occupiers will enjoy an enhanced fresh air supply at 16 litres per person as well as segregated performance via high efficiency air handling and fan coil units aiding in the reduction of carbon emissions and cross contamination.

MOTION SENSORS

Motion sensors on each floor will transmit occupancy data to the BMS, enabling efficient management operation such as need-based cleaning, lighting, heating and cooling which can be scaled up or down according to actual occupation. This will reduce overall carbon emissions and minimise energy wastage.

PAINT

Paint (including intumescent) used throughout the building has a low to no VOC (volatile organic compound) content, contributing to a greater day one air quality.

LED LIGHTING

The building has optimised internal lighting via full LED lighting design along with PIR and daylight management controls to perimeter spaces.





AIR QUALITY

The building incorporates air quality sensors in both tenant controlled and common areas. These will constantly monitor the primary indicators of air quality being a PM 2.5 and PM 10 ratio (the amount of inhalable particles in the air of less than 10 and 2.5 micrometres), CO₂, humidity, temperature and total VOC (volatile organic compounds). The sensors will communicate information on the air quality directly to the smart building app and internal digital screens.

TOUCH-FREE

The building provides a touch free journey from front door to your floor.

U-VALUES & G-VALUES

U-values and G-values at The JJ Mack Building are beyond the minimum performance values contained in Building Regulations Part L2A. This is another contributing factor in the reduction in carbon emissions, reducing natural heat loss and gain, thereby reducing the building's heating and cooling load.

WELL-ENABLED

The building has been designed to facilitate a tenant being able to achieve a Platinum WELL rating in their own fit out.

FLOOR ZONING

Each floor is split into four zones so that it can be operated efficiently, e.g. the ability to run localised air/cooling/heating/lighting at off peak times and to tailor the operation of the floor to the occupiers' direct preferences. This will enable the floors to be operated on a real time basis, minimising energy wastage and actively reducing carbon emissions, as well as generating cost savings for occupiers in terms of a reduction in energy bills.





TENANT AMENITIES

MAKE YOURSELF AT HOME

The JJ Mack Building has been designed with the occupier's wellbeing and satisfaction firmly in mind.



BIKE STORAGE

Located at ground floor and accessed directly from Farringdon Road, the building boasts a total of 426 bike storage spaces and 2 bike repair stations. This equates to 1 cycle space for every 5 occupants which is a 60% improvement on GLA guidance.



SHOWERS AND LOCKERS

The bike storage spaces are complemented by 672 lockers and 30 showers located in high quality changing areas, fully kitted out with hairdryers, hair straighteners and complimentary towels.



USER FRIENDLY STAIRCASES

The building has been designed to encourage wellness and mobility, as such the staircase is not a back of house after-thought but has been carefully designed to promote maximum connectivity throughout the building and to offer a pleasant and healthy alternative to using the lifts.



AUTOMATIC WATER FOUNTAIN

The building has a touch free, automatic water fountain to encourage the use of refillable water bottles. The digital display will tell you how many single use plastic bottles have been avoided each day by its use.



PARCEL CONCIERGE

There is a dry-cleaning service and parcel pick up and drop off lockers for the use of occupiers.



DIGITAL VENDING MACHINE

If you forget your shampoo/ get a puncture/ladder your tights/need a healthy snack, there is a smart, digital vending machine, fully stocked with all those items that may just come in handy at a crucial moment. Orders can be placed via smart phone – to enable a fully touch free experience.



SMART FEATURES

WORK SMART

The JJ Mack Building uses cutting edge technology to make every day just that bit easier

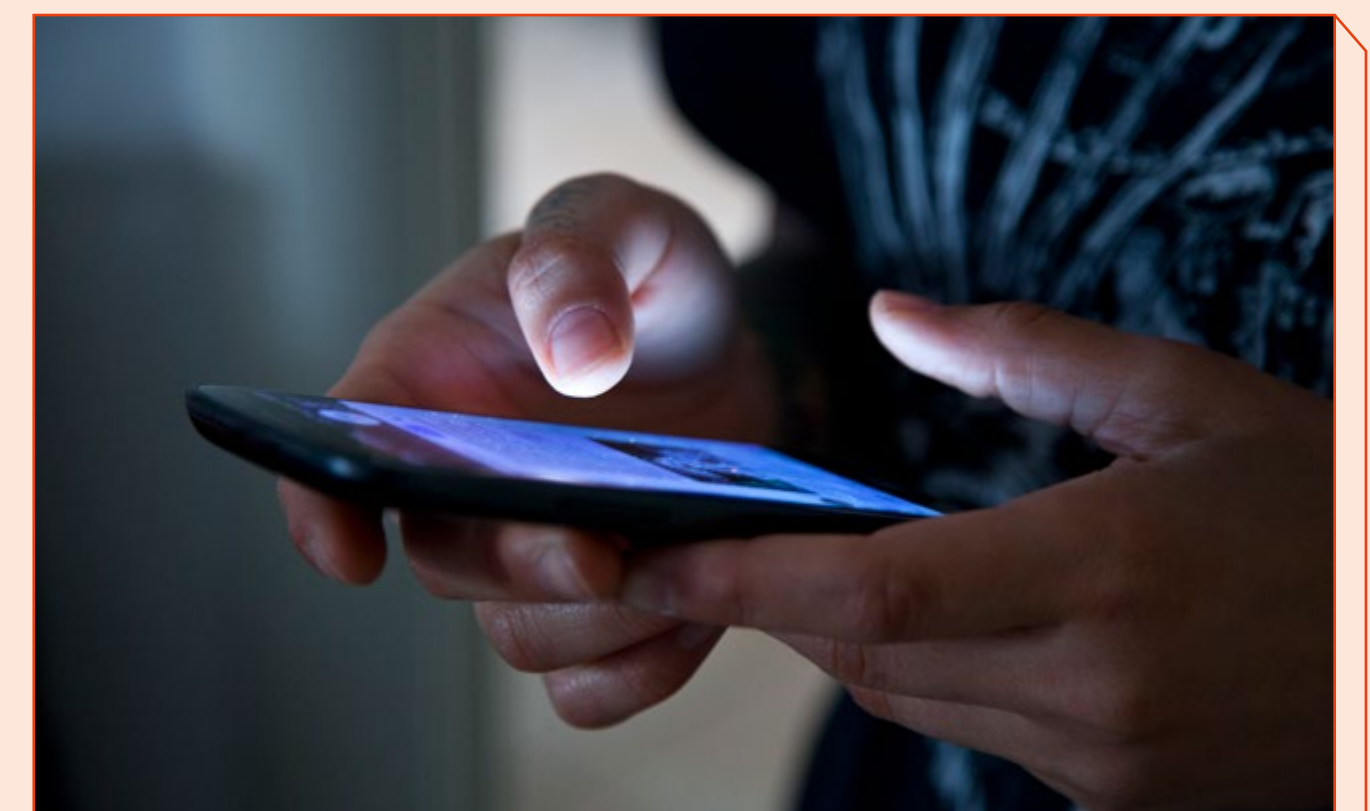
The JJ Mack Building is packed with smart and intelligent building features to improve the day-to-day wellbeing of its occupiers and to enable truly sustainable operation and occupation.

The entirety of the building's systems are modelled in a highly detailed "digital twin" allowing monitoring and control at building management, tenant and individual occupier level. This sophisticated and cutting-edge technology allows the whole building performance to be tailored precisely to the needs of the occupier and facilitates highly sustainable and considered operation.

The information from the digital twin feeds directly into the bespoke JJ Mack app, available to all occupiers to make everyday life just that bit easier and better. Some of the features on the app available to occupiers are:

VISITORS

Visitors to the building can be booked in directly via the app. Your visitor will be sent a QR code which they can scan at the entrance barriers, allowing them to come directly to your floor should you wish them to.





DESK/MEETING ROOM BOOKING

Depending upon the level of connectivity that occupiers wish to implement as part of their fit out, the app can identify desks or meeting rooms that are available and enable them to be booked at the touch of a button. Users can also see who is in the building in real time, allowing easy meet ups with key team members.

ACCESS CONTROL

The app will allow touch free access from the front door to your floor, enabling the individual user to scan in at the barriers and call a lift direct to their floor.

EXTERNAL INFO

The app links directly to a number of external sources, providing real time weather and travel information specific to the building's location, offering recommendations for entertainment in the local area and providing special offers directly from local operators such as special building discount rates for local gyms etc. The app can even identify how busy a particular station is to enable users to choose the optimum time to carry out their journey.

ON FLOOR CONTROLS

All systems within the floor are able to be controlled remotely via the app, including lighting, heating and (if installed) blinds.

This can be controlled by floor, by zone or even by specific fan coil unit, blind or light fitting to allow the ultimate in space personalisation and individual comfort. Levels of control can be set by each tenant depending upon their specific needs.

BUILDING INFO

The app contains a wealth of easy to access information on the building; from an occupier directory enabling links with other companies located within the building, to amenity and event information to a library of detailed O&M manuals and guides, all available at your fingertips. Users can also use the app to contact the building management team directly and report any issues being experienced.





TERRACES

TAKE A MOMENT TO BREATHE

Spectacular views across
The City and Smithfield.

The JJ Mack Building provides a total of 9,172 sq ft of terrace space for the exclusive use of its occupiers. Located on the 5th, 7th and 9th floors, these beautiful spaces provide an oasis of calm and a space for relaxation, collaboration, and mindful moments.

The spectacular views across the City and the Smithfield Conservation Area are the perfect backdrop for post work drinks or a moment of lunchtime peace and quiet and will add levity to even the most arduous day's work.







LOCATION

A LOCATION THAT AWAKENS EVERY SENSE

Work somewhere that inspires you,
where something unexpected is waiting
around every corner.

LOCAL OCCUPIERS

Once upon a time, Smithfield was solely the home of market traders, such as the eponymous JJ Mack, a fruit and vegetable trader whose shop occupied the site where The JJ Mack Building is now located. Now it's a cultural and creative hub, home to a diverse yet connected set of occupiers, each contributing to the fabric of the new Smithfield. The area's culture and connectivity is fast turning Smithfield into a creative-tech hotspot.





LOCAL OCCUPIERS

With Snapchat next door at the Bloom, TikTok's occupation of the entirety of Kaleidoscope at the other end of the street and Amazon being located within 50 metres of the building, the immediate area has been firmly cemented as the epicentre of an exciting emerging tech district.

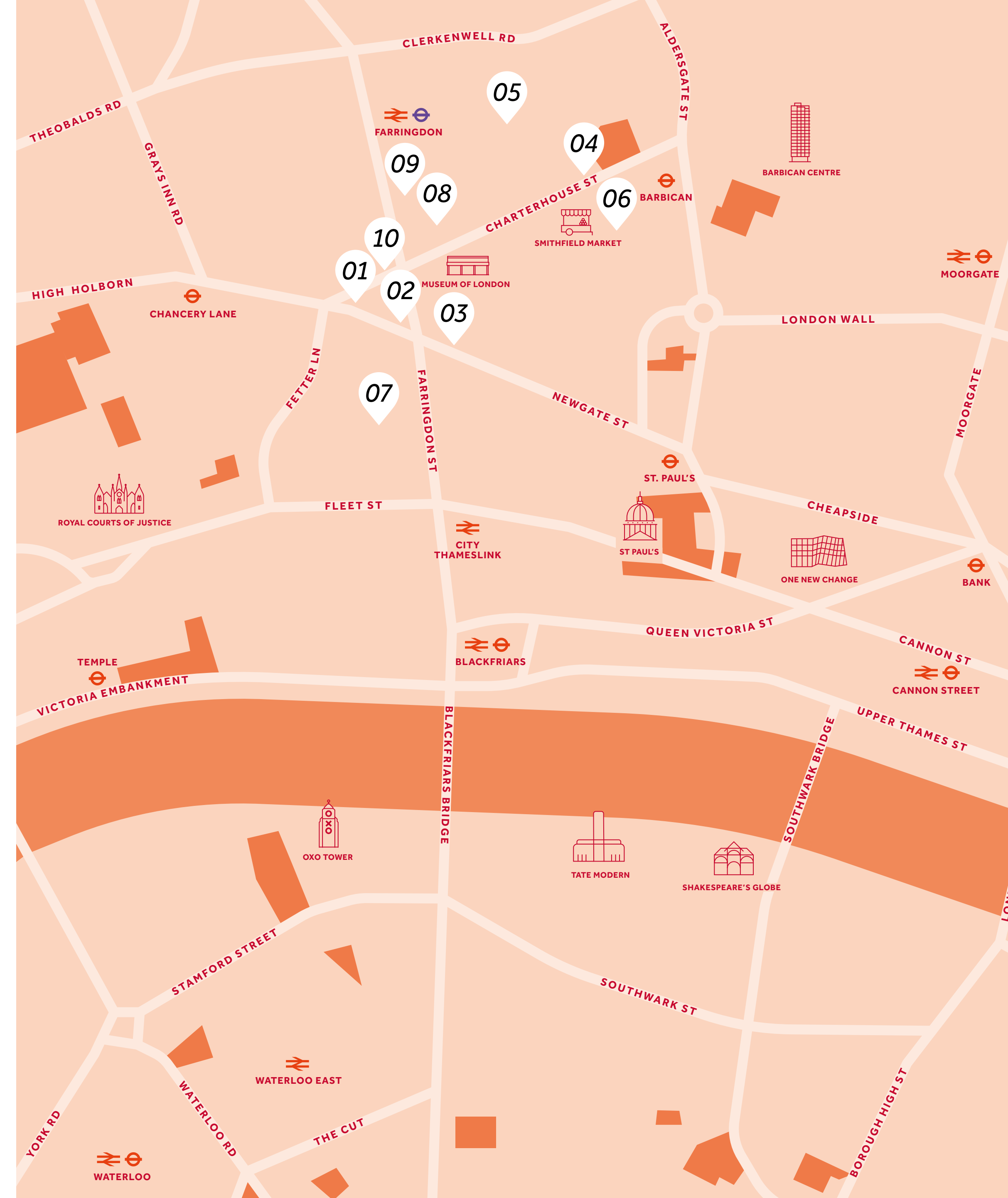
MUSEUM OF LONDON

One of London's biggest and most exciting cultural relocations is underway immediately opposite The JJ Mack Building. The Museum of London's new location will revitalise the currently disused element of the historic market buildings, ensuring their place in Smithfield's architectural fabric for generations to come.



GREEN SPACES ALL AROUND

For those in the know, the City offers a wealth of "hidden" green spaces, several within a stone's throw of The JJ Mack Building. From the inviting grassy enclave of the recently revitalised Charterhouse Square to the Barbican's extensive grounds The JJ Mack occupiers are spoilt for choice when it comes to a lunch time picnic spot.



- | | | |
|------------------|------------------|-------------------|
| 01 Cap Gemini | 05 AKQA | 09 Depop |
| 02 Hogan Lovells | 06 TikTok | 10 Anglo American |
| 03 Amazon | 07 Goldman Sachs | |
| 04 Anomaly | 08 Snap Inc | |

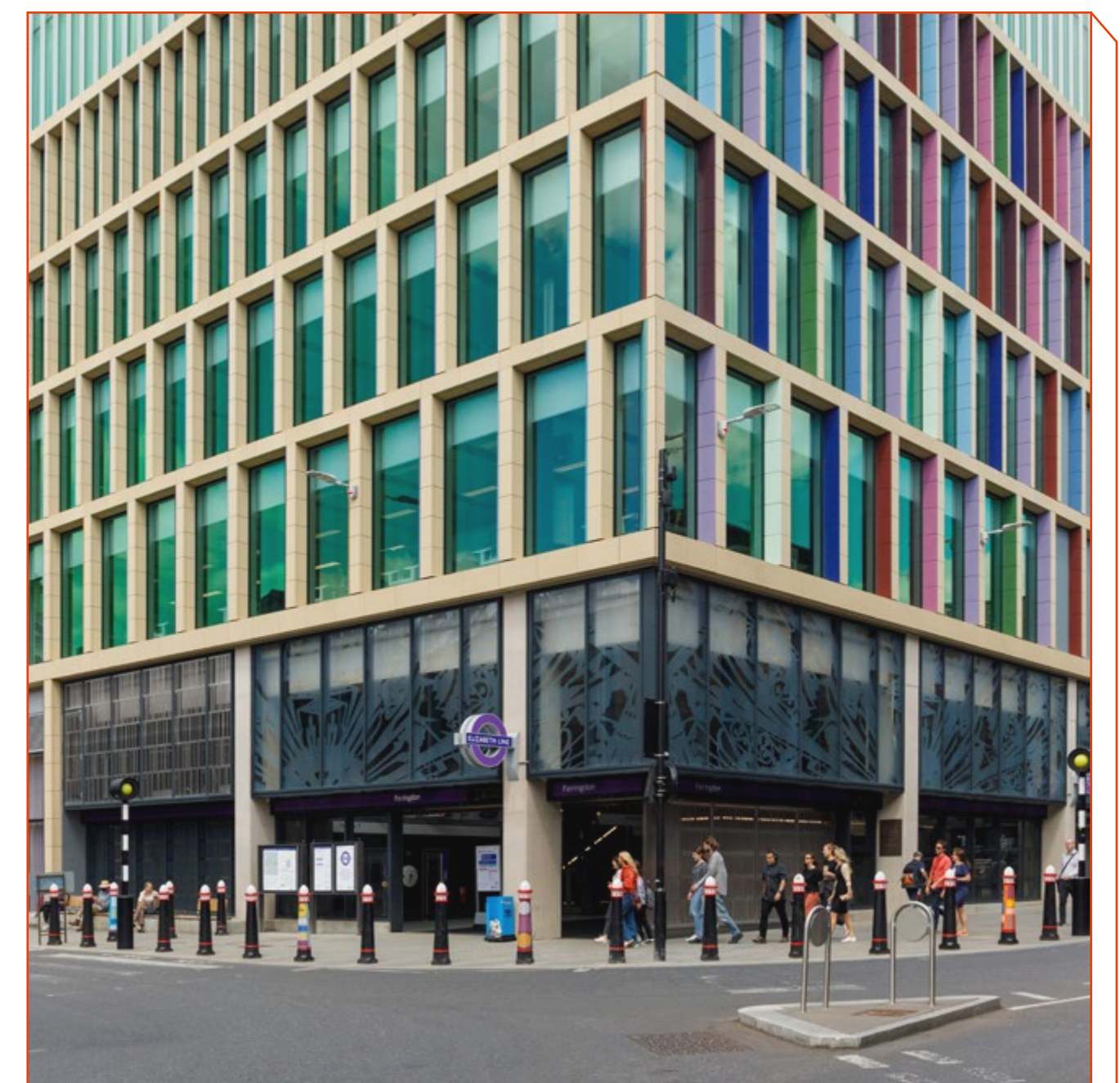
TRANSPORT

LONDON'S BEST CONNECTED ADDRESS

Rapid journeys across London and beyond
are a matter of course for the occupiers of
The JJ Mack Building.

With the opening of the Elizabeth Line, Farringdon Station, which is just a 3-minute walk from the building, is now one of London's most important and well-connected transport hubs.

As well as having direct access to three of London's airports, it is the only station where The Elizabeth Line (east-west) intersects with Thameslink (north-south) meaning optimal and fast connectivity from across London and beyond.



WHERE TO FROM HERE?



ELIZABETH LINE



THAMESLINK



CIRCLE LINE



HAMMERSMITH & CITY



METROPOLITAN LINE



BY BIKE



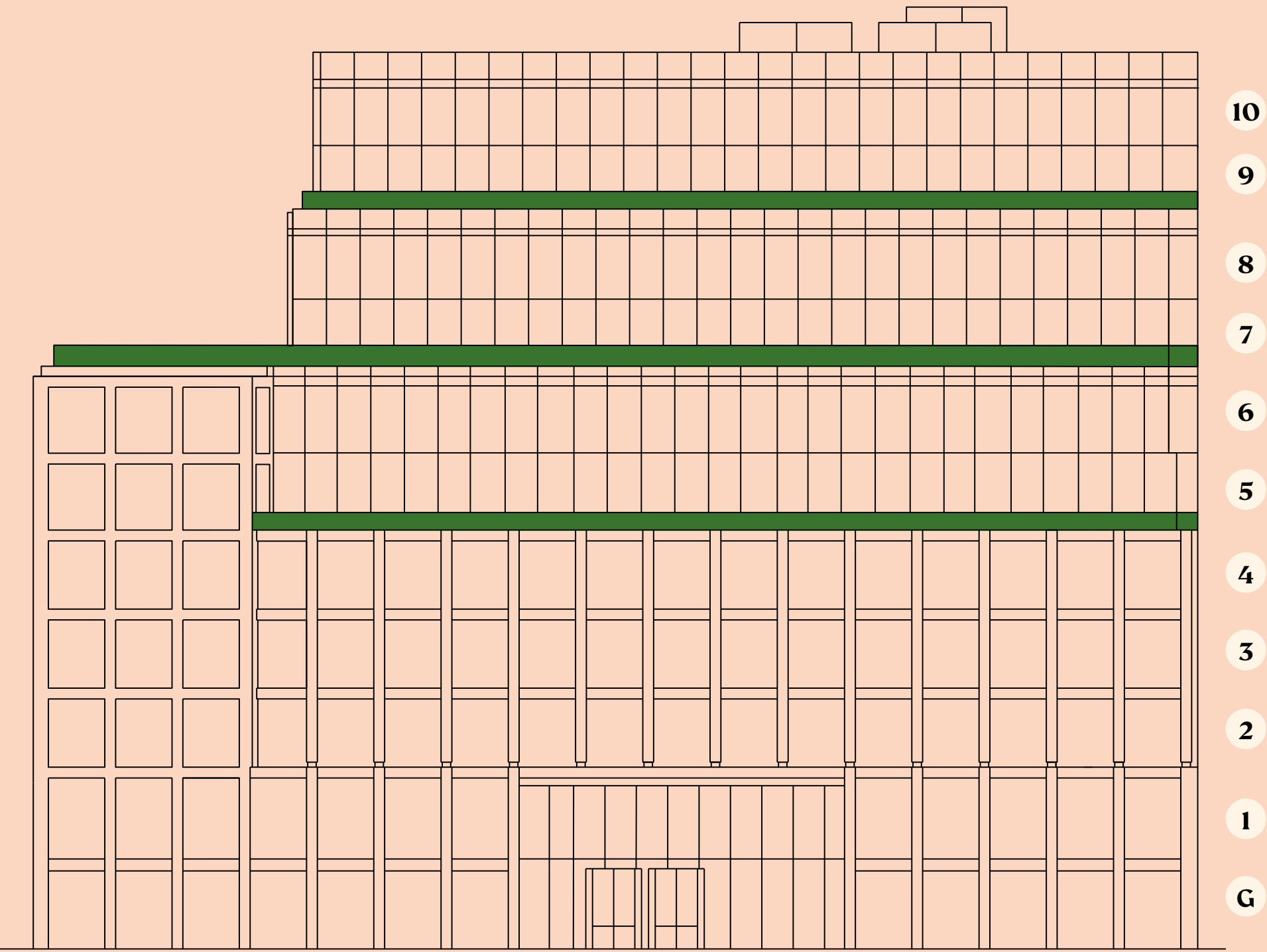
BY BUS



SCHEDULE OF AREAS

SPACES FROM 7,128 SQ FT – 23,566 SQ FT

FLOOR	NET INTERNAL AREA		TERRACE	
	sq ft	sq m	sq ft	sq m
10 LET	13,409	1,246		
9 CORIO GENERATION	13,408	1,246	1,787	166
8 THREE CROWNS	15,484	1,439		
7 PARTNERS GROUP	15,458	1,436	5,996	557
6 PARTNERS GROUP	22,422	2,083		
5	21,734	2,019	1,389	129
4 AMEX GLOBAL BUSINESS TRAVEL	23,566	2,189		
3 J. SAINSBURY PLC	23,566	2,189		
2 J. SAINSBURY PLC	23,541	2,187		
1 J. SAINSBURY PLC	20,895	1,941		
G J. SAINSBURY PLC	7,128	662		
TOTAL	200,611	18,637	9,172	852
SAINSBURY'S	2,962	275		
SAINSBURY'S	991	92		
E.ON	1,526	142		

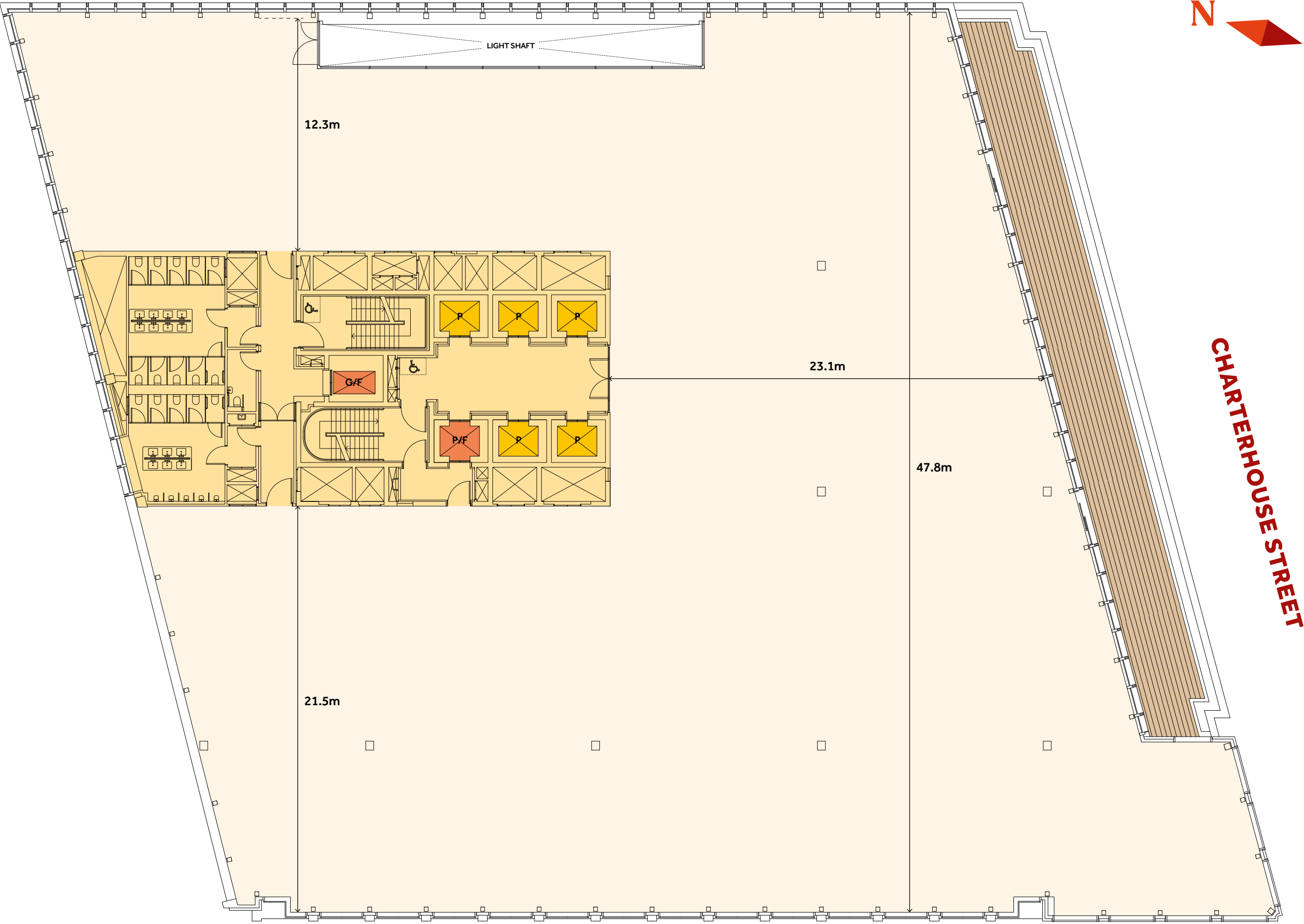


Plans are not to scale and measurements are NIA (net internal area) and subject to on-site verification.

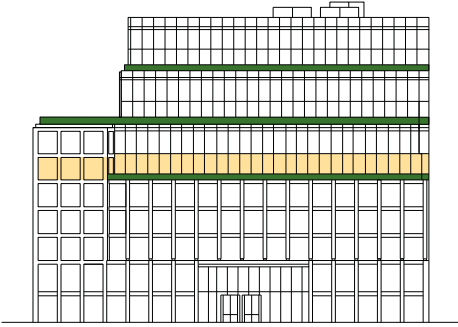
FLOOR FIVE

2,019 SQ M / 21,734 SQ FT

- CORE
- OFFICE
- P PASSENGER LIFT
- G GOODS LIFT
- F FIRE LIFT



Plans are not to scale and measurements are NIA (net internal area) and subject to on-site verification.





FLOOR FIVE

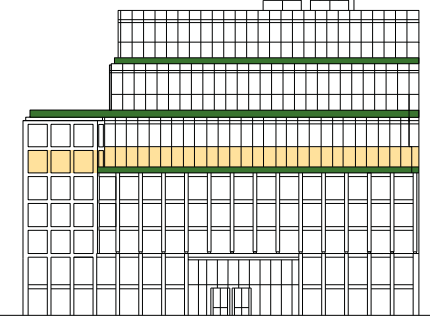
2,019 SQ M / 21,734 SQ FT (244 WORKSPACES)

- CORE
- OFFICE
- MEETING ROOM
- P PASSENGER LIFT
- G GOODS LIFT
- F FIRE LIFT



CHARTERHOUSE STREET

FARRINGDON ROAD

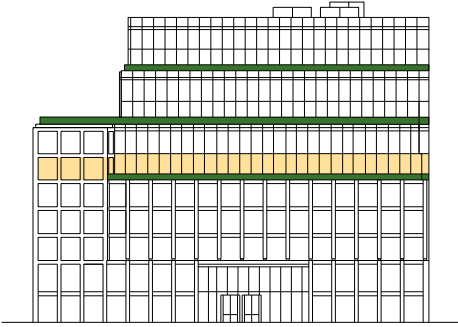


Plans are not to scale and measurements are NIA (net internal area) and subject to on-site verification.

FLOOR FIVE

2,019 SQ M / 21,734 SQ FT (204 WORKSPACES)

- CORE
- OFFICE
- MEETING ROOM
- P PASSENGER LIFT
- G GOODS LIFT
- F FIRE LIFT



Plans are not to scale and measurements are NIA (net internal area) and subject to on-site verification.



SPECIFICATION

MARKET LEADING DESIGN AND TECHNOLOGY

OCCUPATIONAL DENSITIES

- Office occupancy
1:8m²/person
- Office means of escape
6m²/person
- Toilets
10m²/person with 80% utilisation

FLOOR LOADING (TYPICAL OFFICE USES)

- 3.50kN/m² (live loads)
- + 1.0kN/m² (partitions)

SUBLETTING STRATEGY

The floorplate design, vertical circulation layout and services riser strategy is based on the ability to provide up to two tenant demises per floor.

AIR CONDITIONING

- One fan coil unit every 6m wide to serve offices up to 4.5m deep in the perimeter zone.
- One fan coil to serve 50-70m² in internal zone subject to space planning.

OFFICE TEMPERATURES

- Office space
 - Winter (mean):
22 degrees +/- 2 degrees
 - Summer (mean):
24 degrees +/- 2 degrees
- Entrance/reception
 - Winter (mean):
21 degrees +/- 2 degrees

POWER

- Office lighting demand
8W/m²
- Equipment
 - 25 W/m² (on floor peak)
 - 16 W/m² (central plant)
- Fan coil motor
3 W/m²
- Capped connections for Secondary Equipment Rooms fed off secondary 24/7 CHW circuit - 10kW per tenancy, 1 no. at ground floor, 2 no. at floors 1-10. Capped connections in risers.

VENTILATION RATES

- A Variable Air Volume (VAV) fresh air distribution system has been installed to offer optionality to minimise off-peak operational energy by providing flexibility for the air systems to work on an 'As occupied' zone of the floor-plate as well as a whole floor plate basis.
- Offices
2.0 l/s/m² (approx) Fresh air rate quantity set to facilitate future CAT B fit out.
- Toilets
 - 10 air changes/hr extract
 - 8 air changes/hr supply
 - 2 air changes/hr supply to toilet lobby
- Basement/Lower Ground areas
Served by fire rated smoke ventilation system for background ventilation and smoke extract. In normal mode to provide suitable ventilation to a minimum of 3 air changes/hr. Under fire mode to provide 10 air changes/hr to the fire compartment



CRITICAL DIMENSIONS

Office space designed based on a 1,500 x 1,500mm planning grid.

Floor to floor heights

- Ground floor office: 5,160mm
- Levels 1 to 4 inc.: 3,650mm
- Levels 5 to 8 inc.: 3,550mm
- Levels 9 to 10: 3,450mm
- Levels 9 and 10: 2,660mm AFFL

Floor to underside of ceiling raft (10mm above u/s of beam)

- Ground floor office: 4,285mm AFFL (underside of beams)
- Levels 1 to 4 inc.: 2,860mm AFFL
- Levels 5 to 8 inc.: 2,760mm AFFL
- Levels 9 and 10: 2,660mm AFFL

Floor finish zones

- FFL to SSL = 150mm (116mm zone, 26mm tile, 8mm carpet)

Ceiling zones

- u/s slab to u/s of ceiling raft = 510mm

Office reception

Floor to ceiling height:

- 6,615mm AFFL (double height space)
- 3,260mm AFFL (single height space)

SUSTAINABILITY

BREEAM

Rating – Outstanding

EPC

Rating – A

WELL

Enabled to allow tenant to achieve Platinum rating

LIGHTING

LED lighting provided throughout the office space at a 400–500 lux average at the working plane.

CITIGEN

The building is connected to the E. On Citigen district heating and power network supplying the building with low temperature hot water (LTHW) chilled water (CHW) and power.

WCS

Male toilets

- Levels 1 to 6: 5 WCs, 5 urinal and 6 washbasins per floor
- Levels 7 and 8: 5 WCs, 4 urinal and 6 washbasins per floor
- Levels 9 and 10: 3 WCs, 3 urinal and 3 washbasins per floor
- Overall numbers = 46 WCs, 44 urinals and 54 basins

Female toilets

- Levels 1 to 6: 10 WCs and 8 washbasins per floor
- Levels 7 and 8: 7 WCs and 8 washbasins per floor
- Levels 9 and 10: 5 WCs and 6 washbasins per floor
- Overall numbers = 84 WCs and 72 basins

Gender neutral toilets:

- 1 superloo and 1 accessible WC at ground floor
- 1 accessible WC per office floor
- Overall number = 12 gender neutral WCs

LIFTS

- 6 passenger lifts using destination control
- Population 1 person/8m² with 80% utilisation
- Average waiting time (up peak) <26.3 seconds
- Handling capacity (up peak) 12% in a 5 min period
- Shuttle lift serving ground to lower ground including cycle store intermediate level
- Office goods lift serving all floors
- Retail goods lift serving basement and lower ground

LOADING BAY

Loading bay access is from West Smithfield. The loading bay will be capable of accommodating a single 10.0m rigid vehicle or refuse wagon and provides for a 3.65m clear height. One accessible parking bay is available within the loading bay.

BUILDING DESIGN LIFE

Primary concrete and steel frame structure – 50 years.

RECEPTION FINISHES

The reception lobby will feature and showcase two original and refurbished columns from the market building which formerly stood in this location. These stand proudly either side of the reception desk as a reminder of the location’s fascinating heritage. The floor finishes are a combination of large format stone tiles with hardwood timber areas.

Deep tan leather accents and bronze detailing offset the fluted wall treatment, creating a welcoming sense of space and energy.

OFFICE SPACE FINISHES

The design concept is for an honest expression of structures and services. Services are to be exposed in a considerate way, within painted exposed structure and ribbed deck. Raft ceiling panels are located strategically and independent of services. Along the east façade there is a feature atrium from ground floor to fifth floor inclusive. This “light scoop” is enclosed by fire rated glazing on the three office sides and a full height artwork wall on the east. The artwork wall is composed by purpose made aluminium prism to hold graphics and GRC spandrel panels.

STANDBY POWER

Permanent supply

1.9MVA permanent supply for the development will be supplied from the neighbouring Citigen district network plant.

The provision for plant to accommodate the above electrical network arrangement is located at basement level, where there is a dedicated client HV switch room to house the incoming HV switchgear, and separate rooms to house two number 2MVA transformers, both having the capacity to take the entire building load and operate as a standby e.g. in the event one transformer requires maintenance the second transformer provides power to the entire development. The transformers will feed the main LV panel located within the basement LV switch room.

Life safety supply

A dedicated life safety back-up supply is located at basement level, supplying the life safety system for the building.

CONNECTIVITY

Platinum quality building connectivity with dual tenant comms rooms and entry points. Pre-installed Colt building network for easy, day one high speed connection by tenants. A mobile phone optimisation service will be installed as part of the base build.

BUILDING AMENITIES

- 372 cycle spaces
- 54 folding bike storage lockers
- 2 mobility scooter storage spaces
- Total capacity: 426 bicycles and 2 mobility scooters
- 2 bike repair stations
- Water fountain
- 30 showers (14 male, 14 female and 2 accessible)
- 672 lockers (344 male, 326 female and 2 accessible)
- Laundry room
- Vending machine room
- Parcel drop lockers
- Tenant storage rooms

BUILDING MANAGEMENT SYSTEM

The BMS has been considered with engagement from end user building managers as part of the design process. The principal systems that control the environment, lighting, energy consumption and air quality have all been selected on a basis of integration and compatibility.

This has allowed for a true centralised BMS to be developed (rather than a kit of parts) allowing for easy plug and play on site operation and maintenance, and real-time remote management capabilities.

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