

SPECIFICATION

KEY ATTRIBUTES

- Combined 250,000 sq ft of BREEAM Excellent office space designed for 1:8 sq m occupancy ratio
- Sustainability and energy efficiency exceeds the requirements of Part L of the Building Regulations
- 25,000+ sq ft floor plates with 7.5m x up to 18m clear span structural grid and 1.5m planning grid
- 2.8m office floor-to-ceiling heights
- Lift, stair and service cores clustered around feature atrium to maximise natural daylighting, space efficiency and ease of circulation
- Building will front directly onto proposed new landscaping in One Bankmore Square

OFFICE AREAS

- Proposed floor to ceiling heights:
 - Ground Floor 4.9m
 - Triple Height Reception 8.8m
 - Office Floors 2.8m

WORKSPACE DESIGN

- Deep floor plates offer flexibility and quality of environment to the occupier
- The 1.5m planning grid and 7.5m perimeter column spans allow floor plates to be configured into a variety of layouts depending on end-user requirements and the desired balance of open plan and private office space
- Floors - High quality carpet tiles on 600 x 600mm medium duty raised access flooring
- Ceilings - Suspended ceiling tile system to suit 1.5m planning grid. Acoustic perforated metal tile with integrated services and linear plasterboard margin to perimeter glazing

FAÇADES

- High performance anodised aluminium curtain wall façade system generally with acoustic double glazed units and solar coatings
- Feature cladding to walls and external columns at Ground Floor
- Anodised metal panel soffits to recessed areas at Ground Floor

TERRACES

- Generous wrap around terrace areas at 9th floor level extending up to a total of 8,120 sq ft
- Terrace areas benefit from feature soft landscaping in raised planters and a 1.5m clear glass screen balustrade to street elevations

ENTRANCE AND RECEPTION

- Large format curtain wall glazing to One Bankmore Square and street elevations
- 2 high performance revolving doors
- Feature reception desk with bespoke joinery
- Large format porcelain / stone floor tiles; feature stone wall to rear of reception
- Plasterboard ceiling with concealed feature lighting

ATRIUM

- Central atrium on office floors introduces high levels of natural lighting and offers flexibility to adapt to tenant fit-out plans (e.g. Breakout collaboration space or accommodation stair)
- Floor and ceiling finishes
- 3.9m typical slab-to-slab office floor heights
- 150mm clear raised floor (excluding floor tile)

LIFTS

- 8 high speed passenger lifts are provided on the basis of a 1:8 sq m occupancy density
- Dedicated service lift located in separate service core with access to the rear of the building
- Lift lobbies finished with tiling to floors, feature wall panels and painted plasterboard walls

ONE BANKMORE SQUARE

WC

- Bathroom facilities cater for an occupancy density of 1:8 sq m and 60:60 provision
- High quality fully enclosed Superloo cubicles with integrated facilities to offer flexibility to adapt to tenant fit-out
- Porcelain tiling to floor and feature walls
- Plasterboard ceiling with concealed feature lighting and metal tile access panels
- Wall hung WC with concealed cisterns

GROUND & BASEMENT PARKING LEVELS

- Secure parking for 50 cars, 300+ bicycles and 5 motorbikes accessed from Marcus Ward Street
- Cycle storage facility with associated storage and shower provision
- Car park floor painted with car bay markings, numbers and walkways
- Paint finish to walls and soffit with painted galvanised protective barriers in vehicle areas
- Illuminated directional signage

ELECTRICAL SERVICES

- Main electrical board and metering designed to facilitate up to two tenants per office floor with flexibility for single or multi-tenant configurations
- Power distribution busbar modules within the floor void
- High-efficiency automatic daylight control LED lighting to CIBSE LG standard in offices
- Containment for telecom cabling in all service risers
- Energy-saving LED lighting in reception core and circulation areas
- Emergency lighting installation in accordance with BS 5266
- Proximity card access control system to building entrances
- Intruder alarm system monitors the building perimeter
- CCTV cameras monitor reception entrances, car parks' external access routes and access controlled doors on building perimeter
- Fully addressable fire alarm system in total accordance with BS 5839
- Standby generator

MECHANICAL SERVICES

- Central HWS storage and boosted hot water services generated by high-efficiency low NOx gas-fired boiler LPHW heating system
- High efficiency VRF AC system (heating / cooling) for tenant areas
- In-ceiling supply and exhaust air mechanical ventilation; air-handling plant within each floor plate providing a flexible efficient client solution
- Building Energy Management System (BEMS) with front end PC to monitor and control all HVAC equipment

TELECOM SERVICES

- Multiple routes from ground level telecom main equipment rooms to external telecom service providers
- Multiple telecom risers providing A+B routes to tenant floors

LIFT INSTALLATIONS

- 8 x 21-person passenger lifts with peak average waiting time interval of less than 25 seconds
- 1 x 2,500kg capacity goods lift in building core

ONE BANKMORE SQUARE