



Technical - Summary



NEW

.....high quality toilet and ancillary accommodation

FULL SPECULATIVE REFURBISHMENT

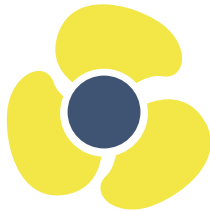


The landlord is engaging in a full speculative refurbishment of the space to offer cutting edge space for any corporate user occupier



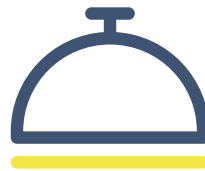
NEW

...electrical distribution infrastructure



NEW

...modular air cooled VRF, heat pump recovery system



HIGH QUALITY

...refurbished and enlarged building entrance and reception areas



New Automatic Fire Alarm Detection and Emergency systems

FULLY ACCESSIBLE

...slim-line raised access floor system



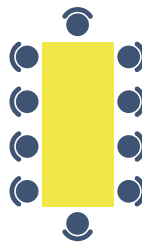
300x1500MM

New 300 x 1500mm perforated metal tiled accessible suspended ceiling system



NEW LED

low energy lighting system to LG7 and BCO standards



1 PERSON PER 6M2

M&E services sized to support an Occupational Density of 1 Person per 6m2.