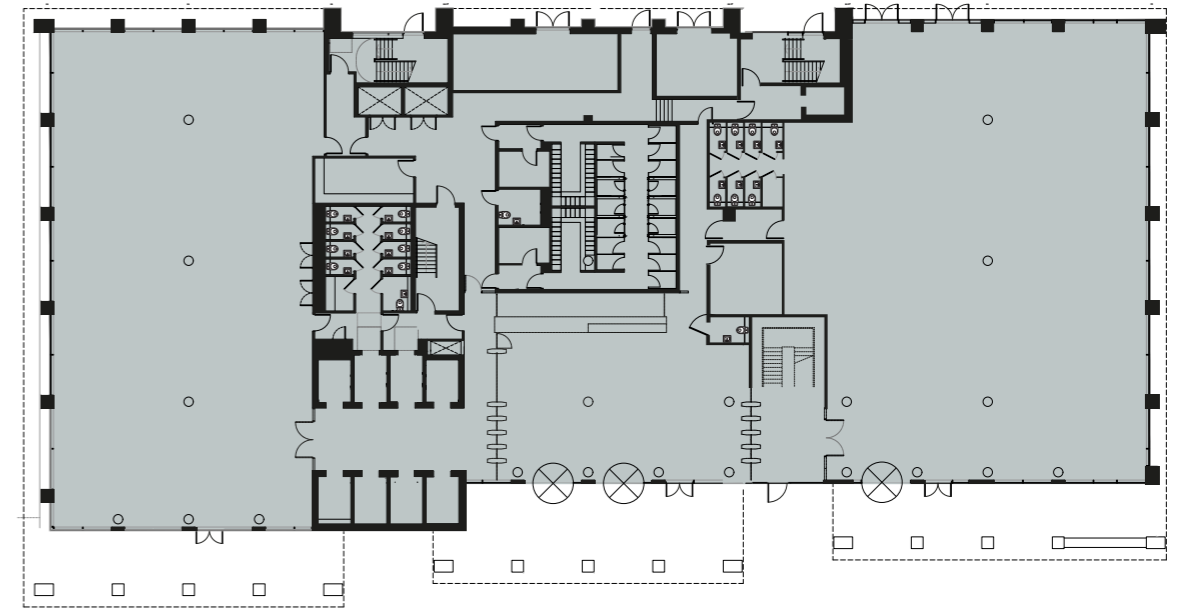


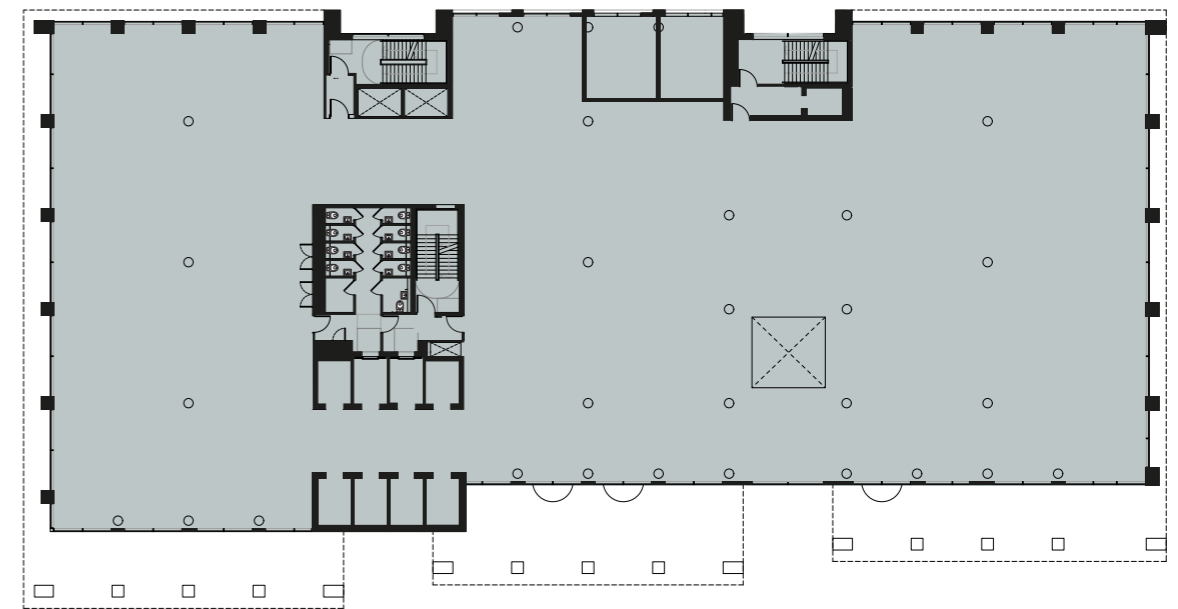
FLEXIBILITY AND SPACE

# BUILD OPTION ONE

## FLOORPLANS

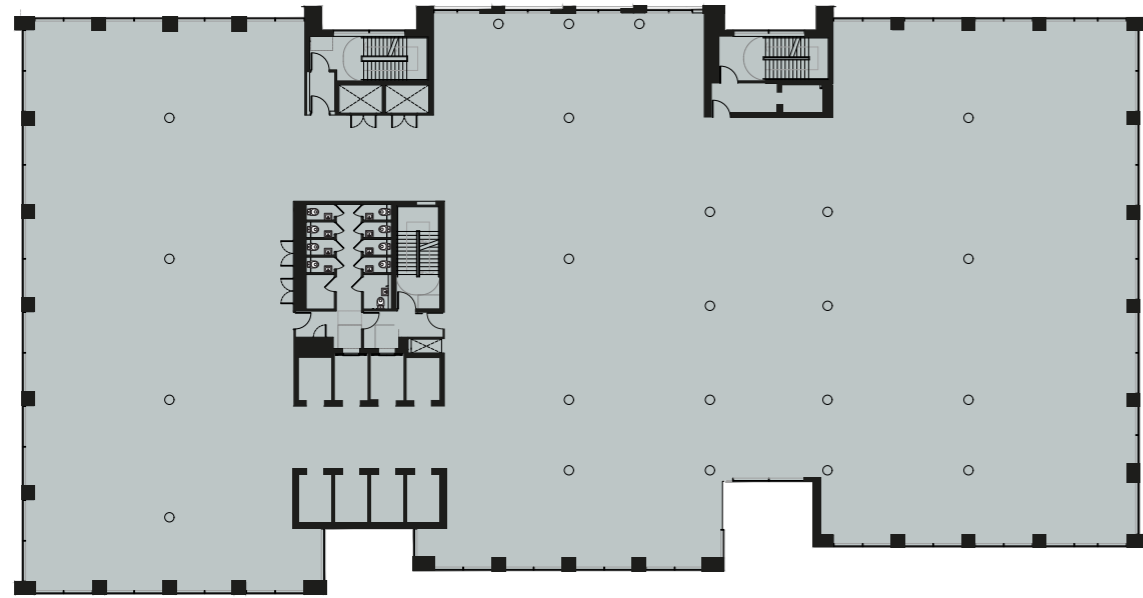


Ground Floor – 12,456 sqft (NIA)

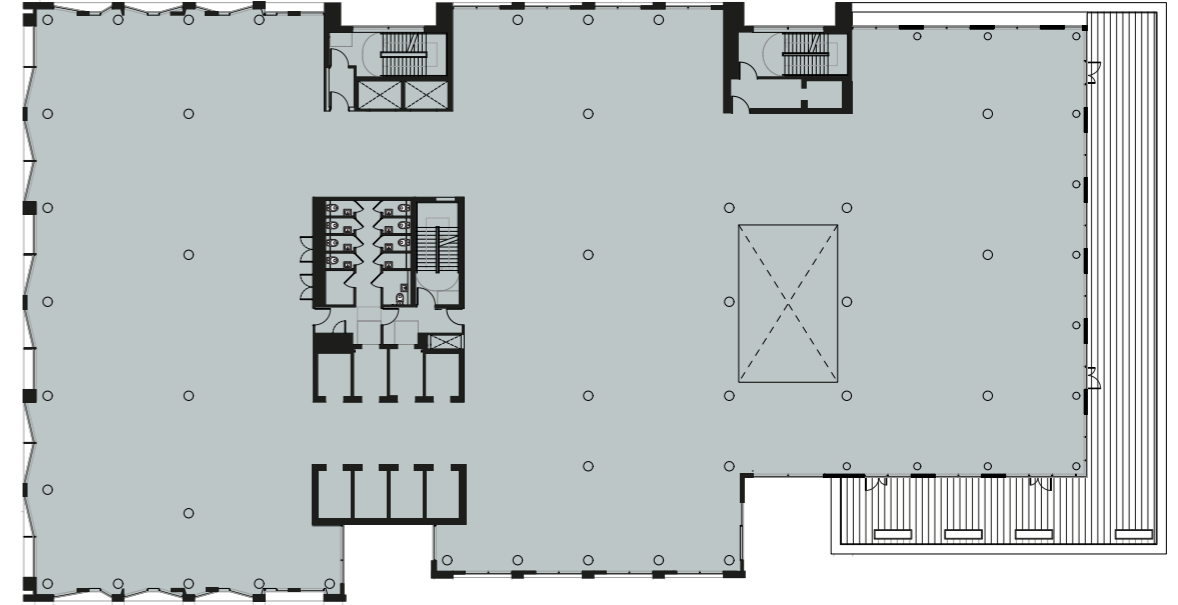


1st Floor – 19,403 sqft (NIA)

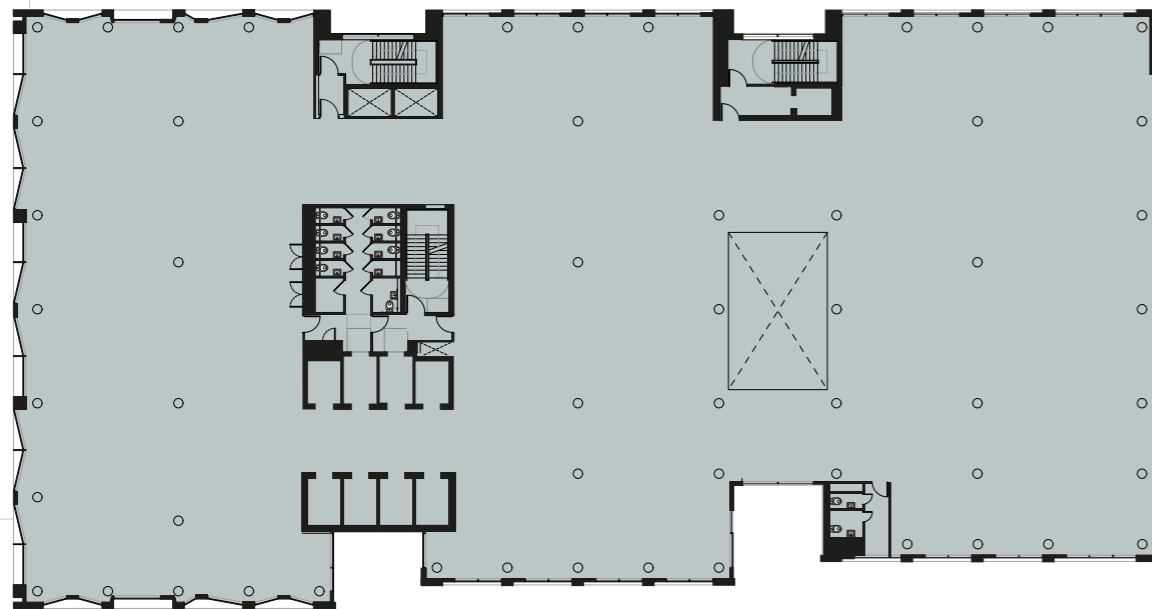
# BUILD OPTION 1



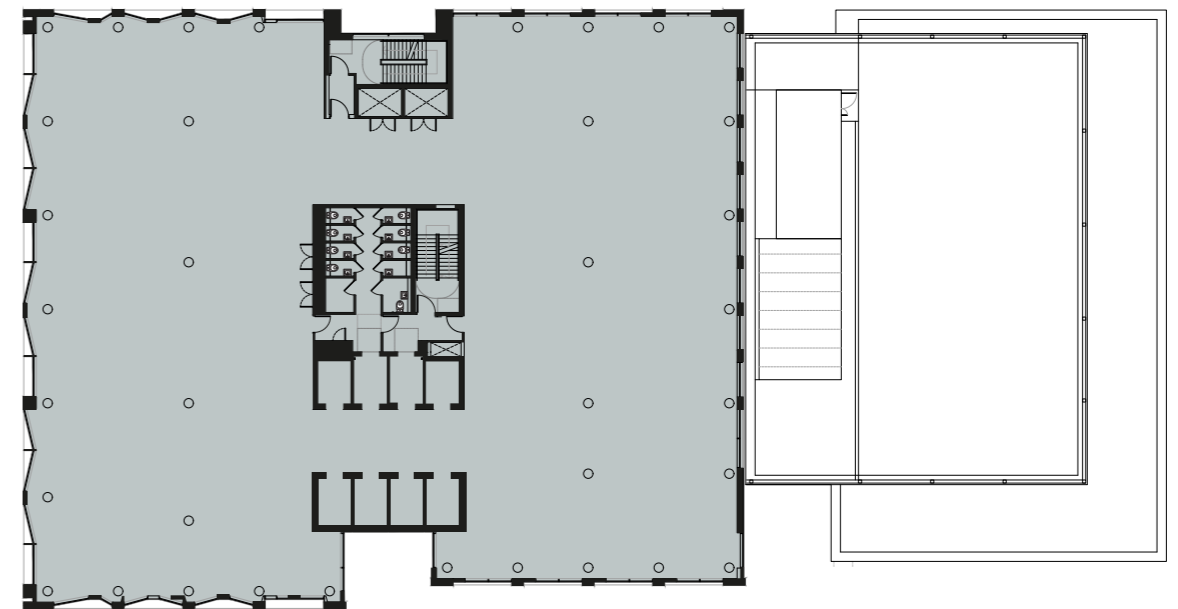
2nd Floor – 22,438 sqft (NIA)



7th Floor – 20,725 sqft (NIA)

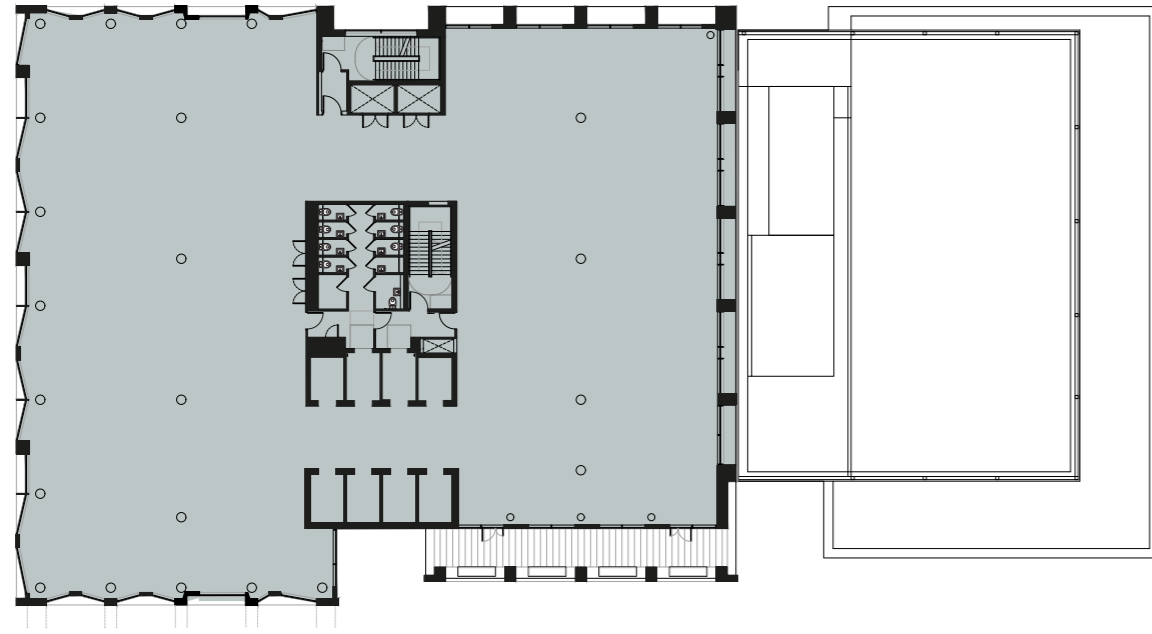


3rd-6th Floors – 23,368 sqft (NIA)

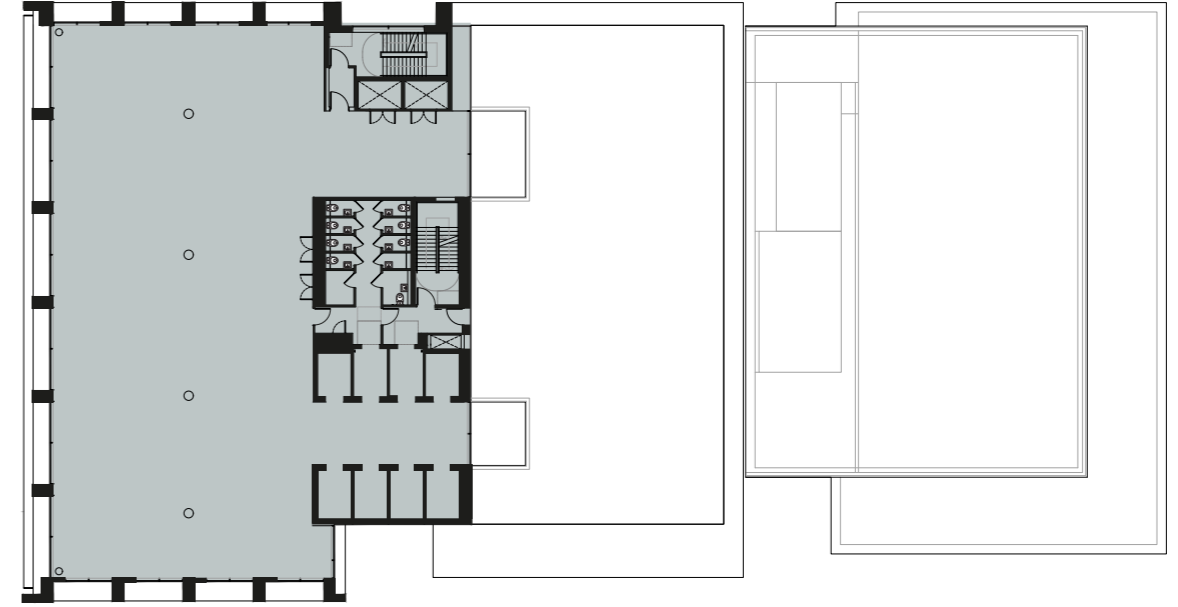


8th Floor – 15,178 sqft (NIA)

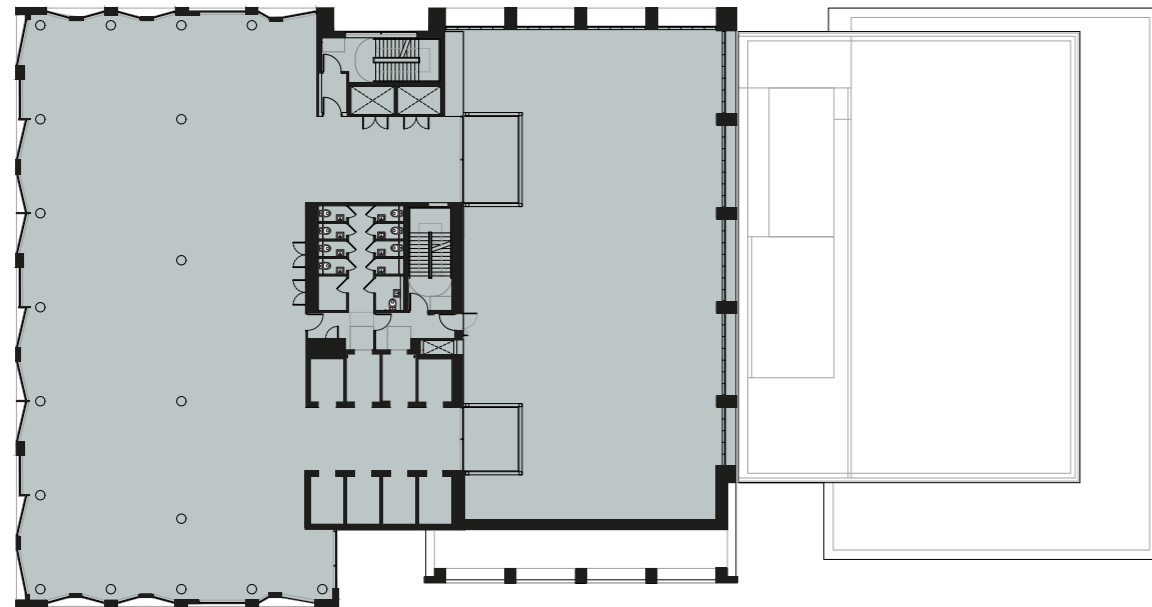
# BUILD OPTION I



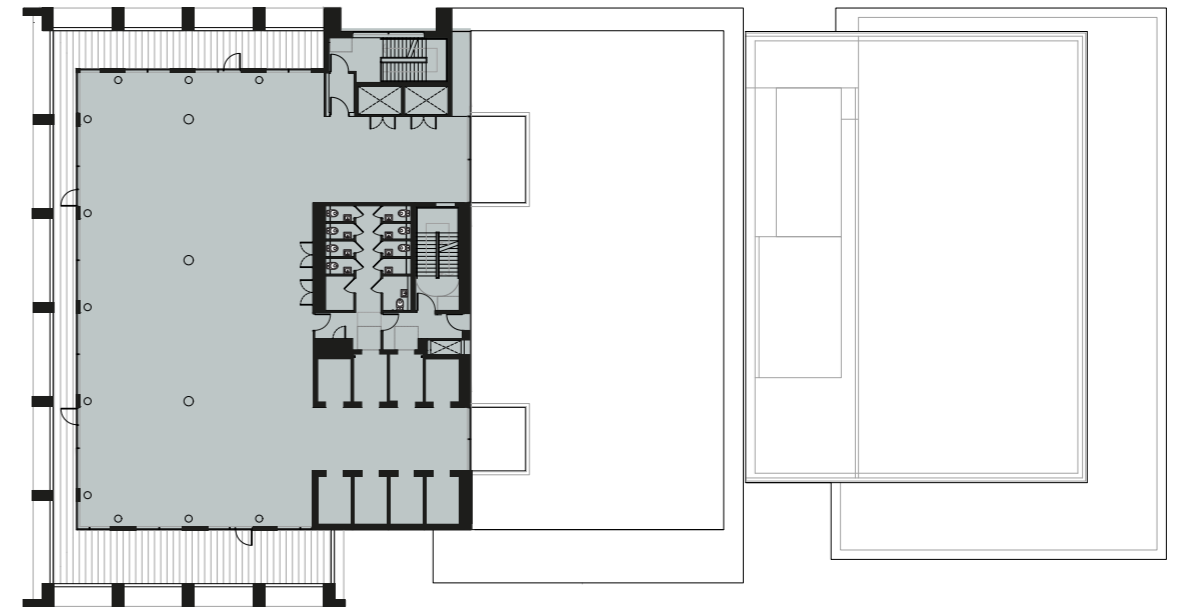
9th Floor - 14,051 sqft (NIA)



11th - 12th Floors - 7,490 sqft (NIA)



10th Floor - 8,385 sqft (NIA)



13th Floor - 5,737 sqft (NIA)

# FLEXIBILITY AND SPACE

## BUILD OPTION 1



# SPECIFICATIONS

## GRADE A OFFICE SPACE

One Grosvenor Gate is highly flexible Grade A office accommodation designed to a BREEAM Excellent Rating, EPC 'A' Rating, Building Regulations Part L requirements and in accordance with British Council Offices Design Standard 2019.

Flexible floorplates ranging up to c.23,368sqft. (for build option 1).  
c.15,102sqft. (for build option 2).

Occupancy level of one person per 8m<sup>2</sup> of Net Internal Area.

Exceptional floorplate efficiency.

Min. 3.9m floor-to-floor height (5.0m on Ground Floor).

2.8m clear floor-to-ceiling height in office areas.

## EXTERNAL ARCHITECTURE

PPC aluminium framed curtain walling system and large format aluminium cladding panels.

Natural limestone plinth around building in accordance with high quality landscape finishes.

Glazed roof light and feature glazed central atrium (single building option).

Glazed balustrades to terraces with aggregate paving and feature lighting.

Feature perforated aluminium cladding panels to overruns to rooftop plant screen areas.

## STRUCTURAL DESIGN

Structural floor plate designed in accordance with EN 1993; for imposed loads of 2.5kN/m<sup>2</sup> (plus 5% of each floor at 7.5kN/m<sup>2</sup>) and superimposed dead loads of 0.85kN/m<sup>2</sup> (Ceiling, Raised Access Floor & Services).

Imposed load deflections of the slab floor plate shall be in accordance with IS EN 1992 and the tolerances of the facade system.

## OFFICE SPACE

Raised Access Floors. 150mm (incl tile) to standard office floors and 300mm (incl tile) to office floors which include external terraces.

Suspended metal ceilings throughout with a suspended plasterboard ceiling to the floor plate perimeter. Suspended ceilings include recessed LED modular and downlighting luminaires controlled by intelligent DALI dimming lighting management system.

Plaster and paint to internal office walls.

M&E on floor distribution to all office areas, comfort cooling, heat, energy efficient lighting, small power (excluding under floor power distribution), ventilation, fire detection and alarm, and BMS communication.

## ENTRANCE LOBBY

Extra-height revolving entrance doors with associated pass doors as plans.

Porcelain tile floor with non-slip finish.

Plasterboard ceiling on m/f suspension system with fully recessed lighting fittings.

Bespoke reception desk including terminals desk and workstations with built-in security system, building management system and monitors.

## WC AND CHANGING ROOM FACILITIES

Extra-height revolving entrance doors with associated pass doors as plans.

Porcelain tile floor with non-slip finish.

Plasterboard ceiling on m/f suspension system with fully recessed lighting fittings.

Bespoke reception desk including terminals desk and workstations with built-in security system, building management system and monitors.

## LIFT LOBBIES

Porcelain tile floor with non-slip finish.

Feature aluminium finishes to lift door reveals and walls.

Plasterboard ceiling on m/f suspension system with fully recessed lighting fittings.

Satin stainless-steel door sets and architraves.

## LIFT INSTALLATIONS

### Build Option 1

6 x 15-person passenger lifts.  
1 x 17-person 1600kg goods through lift to serve all core lobbies.  
1 x 17-person firefighting through lift to serve all core lobbies.

### Build Option 2 - OGG1

5 x 15-person passenger lifts.  
1 x 17-person 1600kg goods through lift to serve all core lobbies.  
1 x 17-person firefighting through lift to serve all core lobbies.

### Build Option 2 - OGG2

2 x 13-person passenger lifts.  
1 x 15-person firefighting through lift to serve all core lobbies.

## FACILITIES & PARKING

(total building provision)

21 no. total car parking spaces.

10 no. total motorcycle parking spaces.

6 no. charging points for electric vehicles.

260 no. secure cycle bays in dedicated feature structures integrated within landscape.

Quality shower and changing facilities with secure locker storage.

External lighting and emergency lighting to all areas consistent with safety and security requirements.

Speaker boxes at building entrances wired back to the security desk in main entrance hall.

## MECHANICAL SERVICES

Air-conditioning and ventilation systems designed for an occupation density of 1person/ 8m<sup>2</sup>.

The building can accommodate a natural ventilation strategy with integrated louvres to the office facades. Where open plan office areas are served by mechanical means, VRF fan coil units mounted in the ceiling void of the floor plate will provide heating and cooling under central control. Each unit will typically serve an area to comply with BCO design recommendations.

The open plan office areas are provided with conditioned supply and extract fresh air via central air handling units located on the roof with supply/extract ductwork extending to floor plates via four vertical riser shafts travelling the full height of the building. The landlord building core areas are provided with conditioned supply and extract fresh air via central air handling unit located on the roof. Heating plant will consist of electric radiators in accordance with net zero carbon.

A proprietary Building Management Systems (BMS) shall be supplied and installed with a BMS head end workstation and complete web access. The system will allow full control of all MEP equipment and metering of all energy usage. The BMS shall be capable of monitoring energy usage for up to two tenancies per floor.

## ELECTRICAL SERVICES

Electrical distribution system designed for an occupation density of 1 person/8m<sup>2</sup>.

Incoming LV supply via internal electrical sub-station.

Internal low voltage electrical mains distribution to each floor level.

A standby Generator shall be provided for the dedicated electrical supply of Fire Fighting and Life Safety Systems.

Landlord's small power installation excluding underfloor distribution.

Office lighting controlled by presence and daylight detection and centrally monitored by Landlords PC controlled system.

External feature entrance lighting and to external balcony areas.

Emergency lighting installation centrally monitored and tested by landlord PC controlled system.

Fully Addressable Fire detection and alarms system.

Landlord external perimeter door monitoring security system.

Landlords Internal and external perimeter CCTV camera surveillance system.

Lightning protection system Installation.

Landlord's telecommunication and data services with two geographically diverse intake positions.

External roof Photovoltaic Solar panel array.

## BUILD TO SPEC

**One Grosvenor gate can be tailored to the specific requirements of your organisation.**