

BUILDING NO 1 CENTRE SQUARE

NET INTERNAL AREAS

DEMISE A: 2,106ft²

DEMISE B: 1,138ft²

DEMISE C: 727ft²

TOTAL: 3,971ft²

- Flexible layout options for potential sub-division
- 11.25m structural grid, minimising the number of columns in space planning
- 3m clear floor to ceiling heights
- Floor to ceiling glazing providing good daylight distribution
- 150mm void below floors for power and data cabling
- Reduced energy consumption through the specification of high standards of thermal insulation, low building air leakage, and high specification glazing to reduce solar heat gain
- Building materials with low embodied energy and low environmental impact
- A Rated Energy Performance Certificate
- BREEAM "Excellent"
- Wired Score – Platinum
- VRF heat recovery heating and comfort cooling system
- Mechanical ventilation systems with heat recovery
- Solar hot water heating system
- Rainwater harvesting system for WC and urinal flushing to reduce water consumption
- Water leak detection and water shut off valves to reduce water loss
- Photovoltaic (PV) arrays to generate onsite electricity
- Suspended ceiling with semi recessed LED light fittings with daylight dimming and PIR control designed to CIBSE LG7 requirements
- External perimeter LED lighting with daylight and time clock controls complete with manual override controls.
- BS 5266 Part 1 emergency lighting system complete with self-test luminaires.
- Category L2 Analogue addressable fire alarm system designed to BS 5839 Part 1.
- Building Energy Management System
- Intelligent energy sub-metering and monitoring system

