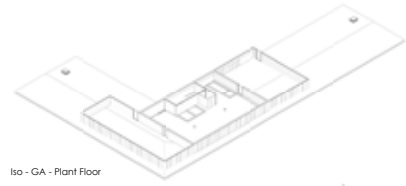
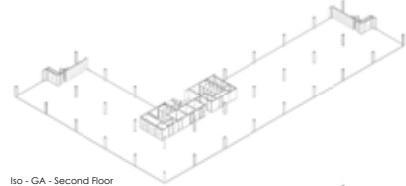


Centre Square Buildings

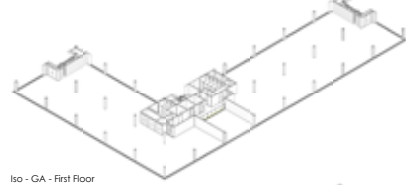
BUILDING NO 2 CENTRE SQUARE



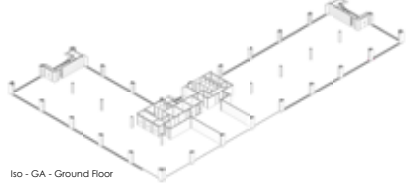
Isa - GA - Plant Floor



Isa - GA - Second Floor



Isa - GA - First Floor



Isa - GA - Ground Floor

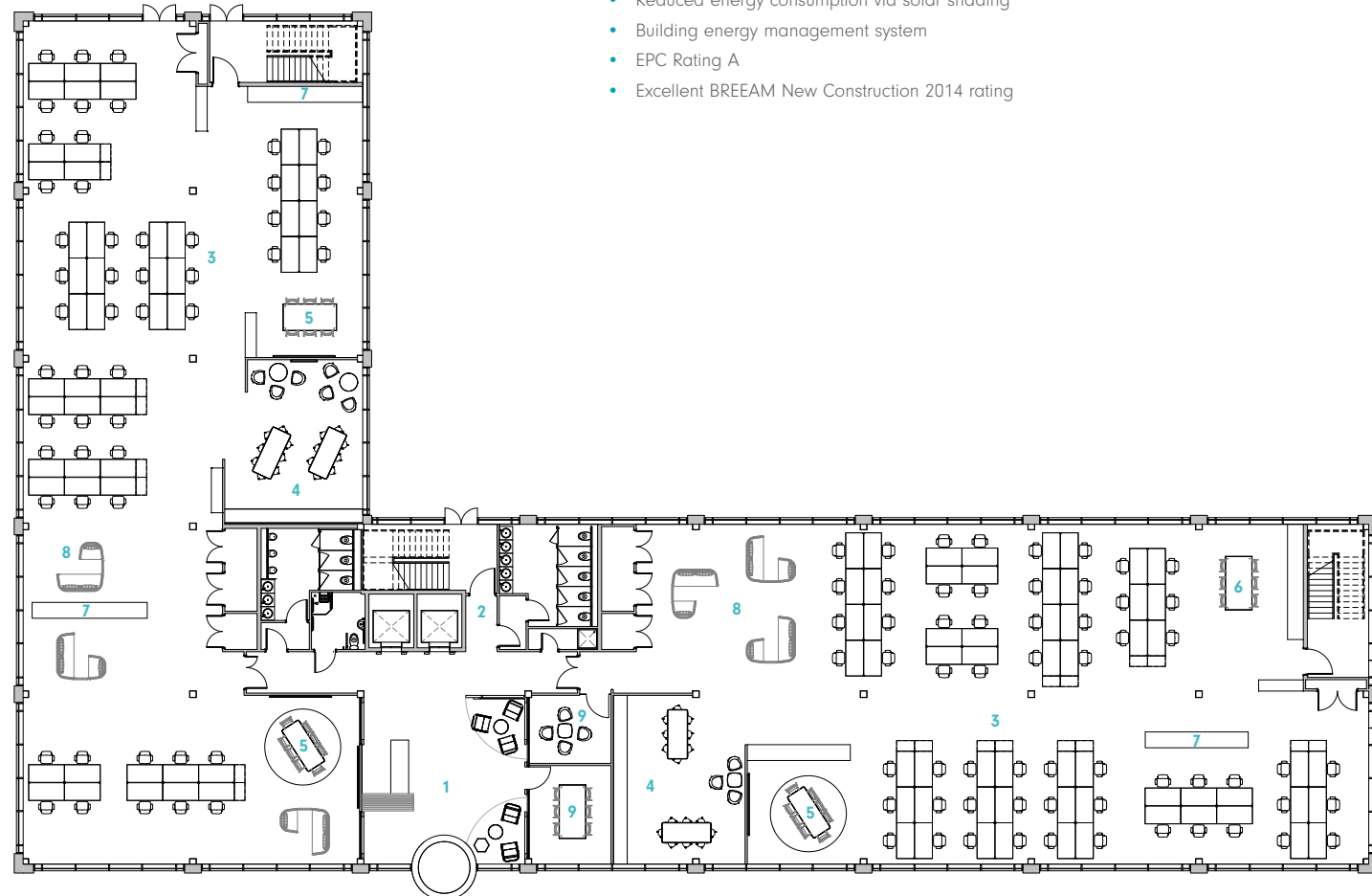
DESCRIPTION

Set in a prominent location facing one side of the new civic square, the 'L' shaped plan form provides the building with good visibility from the A66, one of the primary entrances into Middlesbrough. With the main core facilities at the junction of the two wings, the 33,852 sq ft (NIA) building is ideal for a large company. However, the flexibility in the planning means that it is capable of sub-division into up to six smaller departmental uses. Sitting on a white brick plinth frame, the curtain walling on the upper floors is shaded by iridescent coated metal fins that appear to shift colour in response to changes in natural light as people move around the buildings.

SPECIFICATION HIGHLIGHTS

- Three storeys
- 33,852 sq ft Net Internal Area (NIA)
- 7.5m structural grid to minimise the number of internal columns
- 57 car parking spaces
- Double-height atrium reception/entrance feature
- 2 eco-efficient passenger lifts
- VRF comfort cooling with heat recovery
- 3m clear ceiling height
- 150mm raised access floor void for power & data
- Suspended ceiling with semi-recessed LG7, LED fittings
- Solar water heating system
- Roof-mounted photo voltaic arrays to generate onsite electricity
- Rainwater harvesting system for WC and urinal flushing to reduce water consumption
- Mechanical ventilation with heat recovery
- Reduced energy consumption via solar shading
- Building energy management system
- EPC Rating A
- Excellent BREEAM New Construction 2014 rating

GROUND FLOOR



FIRST FLOOR



FLOORPLAN LEGEND

1. Reception
2. Central Core
3. Open Plan Desk (1:8m² excl. Breakout Seating)
4. Kitchenette/Staff Breakout
5. Interactive Breakout
6. Team/Project Breakout
7. Storage
8. Semi-private Meeting Pods
9. Private Meeting Rooms