

**Marketing Specification (Issue 03)**

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**Occupancy**

Means of Escape: 1 person per 8 m<sup>2</sup>.  
Cooling/Heating: 1 person per 8 m<sup>2</sup>.  
Lift Provision: 1 person per 8 m<sup>2</sup>.  
Sanitary Provision: 1 person per 8 m<sup>2</sup> (50% Male/50% Female)

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**Divisibility**

Potential sub-letting on a floor by floor basis (1 Nr Tenant per Floor)

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**Floor Loadings**

Office Floors: 2.5 kN/m<sup>2</sup> + 0.5 kN/m<sup>2</sup> for partitions

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**Floor Heights**

Offices (clear from top of raised floor to underside of suspended ceiling): 2,750 mm  
Raised Floor Zone: 159 mm overall (including carpet) and 120 mm clear void.

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**Structure**

Steel frame and composite floors comprising reinforced concrete topping on profiled metal decking.

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**Internal Doors**

Doorplan solid core flush doors, fire rated as necessary, with an American Black Walnut veneered finish to Reception and Stair Lobbies.

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**Internal Office Finishes**

Walls: Plaster to masonry, plasterboard faced stud partitions and dry lining, emulsion finish.

Floor: Kingspan RMG 600 raised access floors system with fully encapsulated tiles.

Ceiling: SAS International's Linear 330 Plank ceiling system (two grid systems; 1,300 x 300 and 1,341 x 300) with perforated metal tiles including black acoustic fleece with plasterboard margins and perimeter shadow edge trims.

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**Reception - Floor**

Minoli Ltd's Dreamwell Pearl Matt, 750 x 750 mm porcelain tiles.

Gradus Esplanade 8500 Black anodized/Black carpet with double wipers entrance matting system.

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**Toilet/Shower Areas**

Floor: Minoli Ltd's Dreamwell Pearl Matt, 750 x 750 mm porcelain tiles to Toilet Areas and Minoli Ltd's Bravestone Pearl Grip, 600 x 300 porcelain tiles to Shower Areas.

Fixtures/Fittings: Back painted glass clad IPS panels to rear of cubicles and Dolphin proprietary paper towel dispensers/bins, toilet roll holders, soap dispensers, toilet brushes etc all in a satin stainless steel finish.

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**Lifts**

1 Nr x 8 person lift serving all floors.

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**Mechanical Services Installations**

Office space and Reception cooled and heated by a three pipe heat recovery ceiling void mounted VRF air conditioning system.

LTHW Heating to Lift/Stair Lobbies, Stairs and Toilet/Shower areas.

Electric underfloor heating to all Shower areas.

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### Electrical Services Installations

Lighting: LED Lighting throughout, LG7 compliant to Office areas.

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### Environmental Performance/Sustainability

Target BREEAM "Very Good" and EPC "A" rating.  
Car charging points: 4 Nr

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### Design Parameters – Mechanical Services

External Environment:

- Summer: +30°C db + 20°C wb
- Winter: -4°C db 100% SAT

Internal Environment:

- Winter: +22°C ± 2°C
- Summer: +22°C ± 2°C

Occupational Density:

- 1 person per 8 m<sup>2</sup> of net lettable area.

Ventilation Rates:

- Fresh Air – Office: 10 litres per person
  - Toilet Extract: 10 air changes per hour
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### Design Parameters – Electrical Services

Lux levels:

- Office Areas: 300-500 lux at desk level
  - Circulation Areas: 200 lux
  - Amenities: 200 lux at floor level
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### Acoustic Criteria

Office Areas: NR38

Toilet Areas: NR40

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### Telecommunications

A minimum of 2 groups of 4 spare 100 mm ducts will be installed from the site boundary to the building, providing 2 diverse telecom routes

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### Parking

Car Parking: 20 Nr spaces available including 3 Nr Disabled spaces.

Cycles: 16 Nr spaces

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