



SUMMARY SPECIFICATION



OCCUPANCY

General Occupancy:	1:8 sq m
Means of escape:	1:6 sq m
Internal climate:	1:8 sq m
Lift provision:	1 person per 8 sq m (with 20% absenteeism)
Sanitary Provision:	1 person per 8 sq m (60% male & 60% female provision)

FLOOR LOADINGS

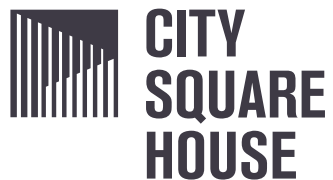
Office floor imposed loading & partitions:	3.5kN/m ² (2.5 + 1.0) + 5% of each floor at 7.5kN/m ²
Office ceiling and RAF:	0.85kN/m ²
Basement and parking areas:	2.5kN/m ²
Roof plant areas:	3.0kN/m ²
Internal plant rooms:	7.5kN/m ²

FLOOR HEIGHTS

Upper Floor Office area:	2.9 m
Ground Floor Office area:	3.4 m
Reception area:	6.9 m

RAISED ACCESS FLOOR

Floor zone:	150 mm including tile
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FIRE STANDARDS

In line with building regulations. Means of escape based on an occupational density of 1:6 sq m.

BREEAM RATING

Target 2014 BREEAM "Excellent"

EPC RATING

Target EPC 'A' Rating



WIREScore

Platinum Rating



STRUCTURE

Foundations: Reinforced concrete ground beams and pile caps, which are supported on bored cast in place piles.

Superstructure: Steel frame with a minimum 20% recycled content.

PASSENGER LIFT

Number: 4 x 13 person, 1 x 15 person and 1 x 21 person

Manufacturer: Kone

Type: Destination control, contactless entry lifts that use regenerative braking technology.

Waiting times and operating speed to comply with BCO.

AIR CONDITIONING SYSTEM

The open plan office areas will be served by VRF fan coil units which provide heating and cooling under central control.

ATRIUM

A 63m² atrium rises from 1st to 5th floor level increasing natural light and providing the ability to connect floors internally.



ELECTRICAL SERVICES

Dedicated tenant electrical and comms riser. Incoming building LV supply via internal 11kV electrical sub-station. Internal LV electrical mains distribution to each floor level.

Building supply: 575kVA/800amps, 400volts three phase 50Hz.

Supply to each floor: Approximately 65kVA/90amps, 400volts three phase 50Hz.

ELECTRICAL LOADINGS

Floorplate CatA and CatB load allowances:

Lighting: 5W per sq m

Small power: 20W per sq m

Supplementary small power: 10W per sq m

Mechanical plant power: 40W per sq m



CONNECTIVITY

Two geographically diverse incoming conduits offer truly diverse telecommunication routes to two separate and secure telecoms rooms within the building.

Local carriers include BT, Virgin, Vodafone, Verizon, City Fibre and any others that are made available within the local vicinity.

A Wirescore Platinum rating has been achieved.

ACOUSTIC LEVELS

Office:	NR40
Toilets:	NR45
Staircases:	NR45
Reception Area:	NR40

SECURITY

Internal and external perimeter CCTV camera surveillance system to all building common areas, basement car park, exits and entrances.

Secure, contactless access control technology throughout.

Smart speed gates in reception that are linked to the destination-controlled lifts providing seamless entry through the building.

OFFICE DESIGN TEMPERATURES

Winter temperatures:	Internal offices 21°C +/-2°C, no RH control
Summer temperatures:	Internal offices 22°C +/-2°C, no RH control



OFFICE FRESH AIR SUPPLY

12 l/s per person. One person per 8m². Four CO² sensors are included on each floorplate measuring CO² levels and adjusting the fresh air requirements across the floorplate accordingly.

METERING

Electrical metering shall be provided to each floor located locally at the tenants mains distribution panel to separately monitor lighting and power. Water supply to each half of the office floors is metered. All metering information shall be gathered at the BMS.

INTERNAL FINISHES

OFFICE FLOORS

Ceiling:	600mm x 600mm micro perforated metal tiles (SAS System 130 or similar) with adhered acoustic fleece backing in an exposed metal suspension system
Columns:	plaster board dry lined with painted finish
Walls:	Plastrboard dry lining with filled and taped joints decorated with vinyl matt finish emulsion paint
Floor:	600mm x 600mm raised access floor

TOILETS

Full height partitioning system between cubicles with feature full height joinery panel and door system with stainless steel ironmongery. Full height mirror to the end wall.





CHANGING FACILITIES

- Showers:** Two separate male and female changing areas are included on the mezzanine level, along with a unisex accessible shower and changing room. Each male and female areas include 4 shower and changing booths along with dry benches and hair dryers.
- Lockers:** 56 lockers will be installed in the changing area.
- Drying Cupboards:** The mezzanine changing facilities include dedicated drying cupboards.
- Air Conditioning:** The changing areas will be served by VRF fan coil units as per the office floors.



CYCLE STORAGE

- 144 secure cycle spaces have been included within the basement parking area.
- A bike maintenance area with tools is included in the secure cycle parking area.

CAR PARK

- There are 51 dedicated car parking spaces in the secure basement car park, including 10 electric car charging points.
- The car park is accessed via a roller shutter on Aire Street.

SUSTAINABILITY



BREEAM
Excellent



EPC A rated with
17% improvement
in benchmark
rating



WiredScore
Platinum



Fully electric
powered
building



10 electric
car charging
points



144
secure cycle
spaces



160m²
photovoltaic
panels



Regenerative
braking lift
technology



North facing
glazed elevation
to provide natural
daylight across
the floorplate



South
facing stone
elevation to
reduce heat
build up



Operational net
zero carbon -
RIBA 2030
compliant



Embodied
carbon -
RIBA 2030
compliant 50%
reduction from
the base case



Heating and
cooling provided
by highly efficient
air source heat
pumps



Operational
energy
recording
infrastructure



Four CO₂ sensors are
included on each
floorplate measuring
CO₂ levels and
adjusting the fresh
air requirements
across the floorplate
accordingly

PROFESSIONAL TEAM

Developer
MRP



Contractor
McAleer & Rushe



Architect
Todd Architects



Structural Engineer
Ian Black Consulting



MEP Engineer
Caldwell Consulting



Sustainability consultant / BREEAM
Building Performance Prediction



Fire Engineer
Innovation Fire Engineering



Landscape Architect
David Clark Landscape



Planning Consultant
Tetra Tech



Building Control
Socotec

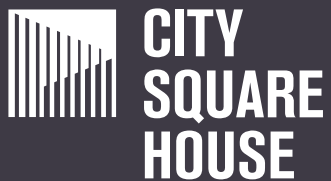


Employers Agent
Consarc



Principle Designer
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FURTHER INFORMATION

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