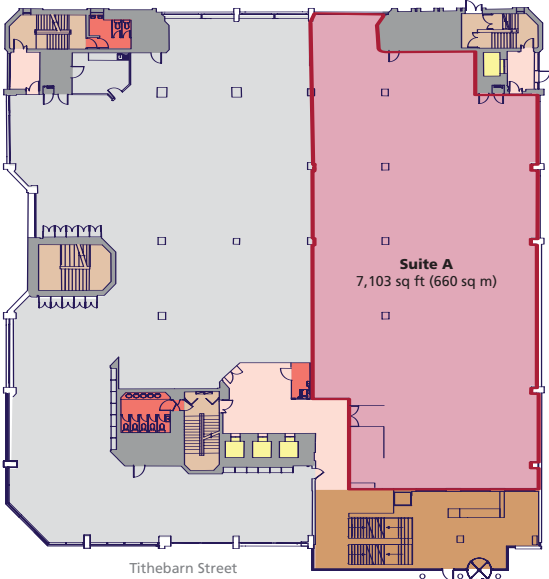
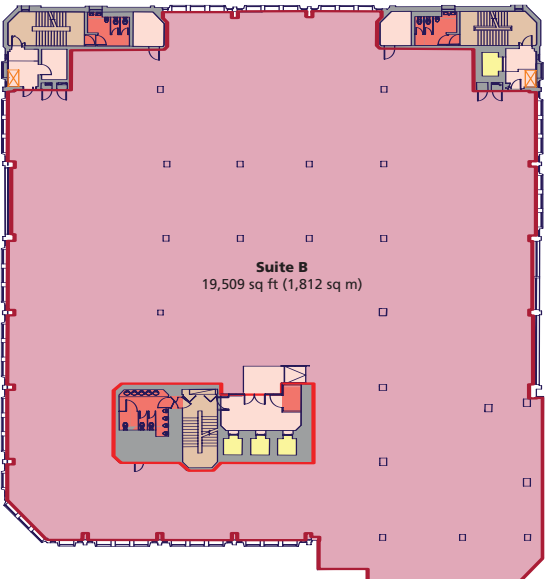


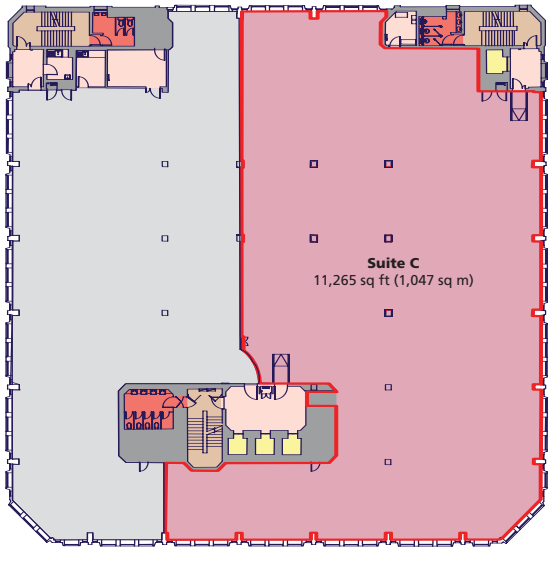
No1 TITHEBARN



Ground Double height entrance lobby



First

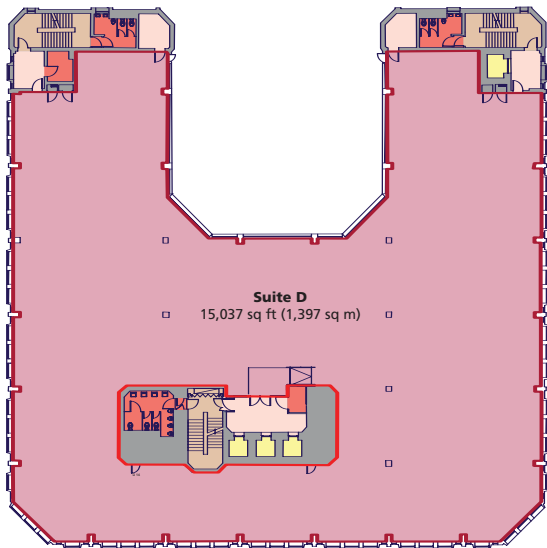


Second

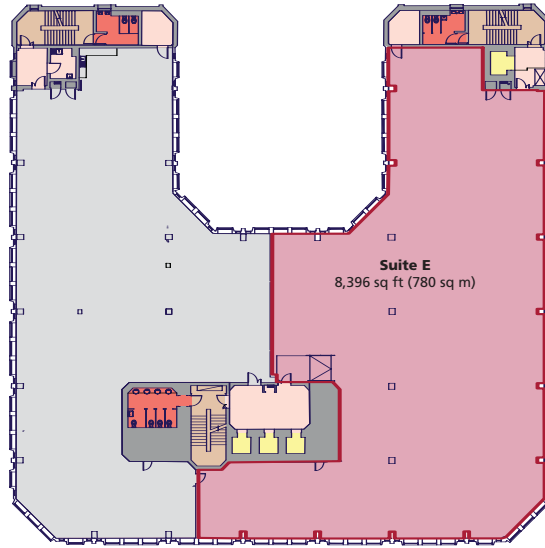
Schedule

Floor	Suite	area (sq ft)	area(sq m)
Ground	Suite A	7,103	660
First	Suite B	19,509	1,812
Second	Suite C	11,265	1,047

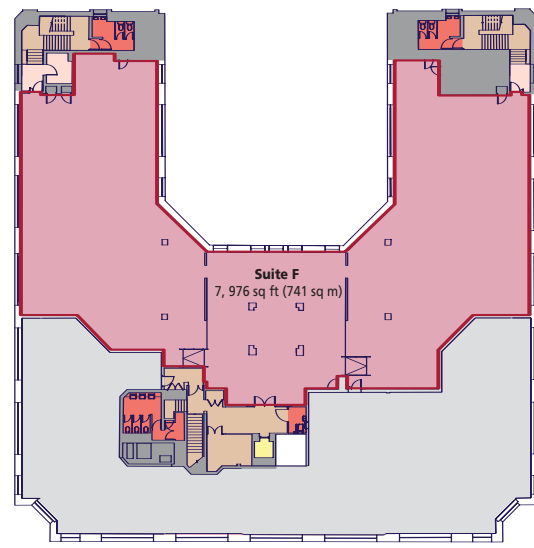
- Toilets
- Lifts
- Stairs
- Common Areas
- Cores
- Lobby
- Available Area



Third



Fourth



Sixth

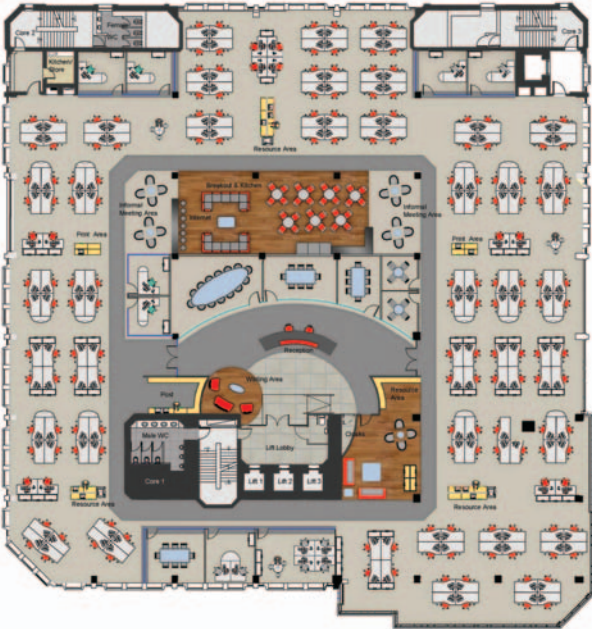
Schedule

Floor	Suite	area (sq ft)	area(sq m)
Third	Suite D	15,037	1,397
Fourth	Suite E	8,396	780
Sixth	Suite F	7,976	741

- Toilets
- Lifts
- Stairs
- Common Areas
- Cores
- Lobby
- Available Area

Space Plans

Proposed First Floor Split - Open Plan



Occupancy ratio 1:10 sq m

Accommodation	Quantity
Waiting Area	1nr
Post Area	1nr
Client Cloak Area	1nr
Staff Breakout Area	1nr
Staff Kitchen	2nr
Print areas	2nr
Resource Areas	4nr

Meeting Areas:

Boardroom - 14 Persons	1nr
8 Person Meeting Room	3nr
4 Person Meeting Room	2nr
Informal Meeting Areas	7nr

Offices:

1 Person Office	6nr
2 Person Office	2nr
4 Person Office	1nr
Total Open Plan Workstation	175nr

Proposed First Floor Split - Part Cellular



Occupancy ratio 1:12 sq m

Accommodation	Quantity
Waiting Area	1nr
Post Area	1nr
Client Cloak Area	1nr
Staff Breakout Area	1nr
Staff Kitchen	2nr
Print areas	2nr
Resource Areas	4nr

Meeting Areas:

Boardroom - 14 Persons	1nr
8 Person Meeting Room	3nr
4 Person Meeting Room	2nr
Informal Meeting Areas	7nr

Offices:

1 Person Office	28nr
2 Person Office	3nr
Total Open Plan Workstation	128nr

Specification

Office Suites

- Generally – Office suites have been stripped back to the concrete soffit and floors and are comprehensively refurbished including associated services. All heating, ventilation and cooling distribution within suite has been renewed.
- Ceilings – Exposed grid suspended ceiling with plastered perimeter and entrance area detailing. Generous finished floor to exposed grid suspended height of 2,800mm, equivalent to high specification new office developments.
- Lighting – High quality semi-recessed direct / in-direct lighting to office areas providing consistent illumination levels to all surfaces including ceiling, following LG3 / LG7 guidelines. Accent lighting to suite entrance. Main office lighting sensor (PIR) controlled.
- Finishes – Newly decorated throughout. Hardwood joinery.
- Raised Floors – 150mm high full access raised floor for power and data services.
- Carpet – High quality, cushion backed carpet tiling.

- Heating/Cooling – New perimeter radiator LPHW radiator heating installation with pipe work run beneath raised floor. Radiators controlled by TRV's.

VAV comfort cooling and ventilation provided through ceiling void. Installation within suite completely replaced. Final distribution via 600mm² grilles to suspended ceiling. Central plant replaced or overhauled.

- Toilets – Fully refurbished toilet accommodation. High quality finishes including tiled floors and contemporary fittings. Dedicated disabled facility adjacent suite entrance. Toilet provision meets occupancy level of 1 person/10 sq m – ability to increase provision.

Anticipated Design Criteria:

Internal Design Temperatures

- i) 22 +/-2°C db summer temperature
- ii) 22 +/-2°C db winter temperature

External Design Conditions

- a) The systems have been designed where relevant to cater for external conditions as follows:
 - i) Summer conditions: 28°C DB 20°C WB
 - ii) Winter conditions: -4°C @ 100% RH

Internal Heat Gains

- a) For spaces provided with cooling the systems have been designed to take account of internal heat gains within these spaces as follows:
 - i) Lighting: 15 W/m²
 - ii) Occupancy: 100 W/person
 - iii) Equipment: 25 W/m²

- Electrical Services – Appropriately sized 3-phase distribution board. Appropriate supply size.

Note: Additional details relating to specific requirements will be provided on request.



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