

FIRST CENTRAL
200
LONDON

TECHNICAL
PACK

EXECUTIVE SUMMARY



THE BUILDING

- 162,721 sq ft of net lettable area over ground and six upper floors
- Floor by floor availability
- Floors delivered to Cat 'A' finish
- 174 car parking spaces
- Flexible leasing strategy
- Set in a magnificently landscaped environment
- Stunning new reception

AMENITIES

- Espresso bar/meeting place in the ground floor atrium
- Wi-Fi Touchdown area
- Provision for a gym
- On-site retail provision
- 45 acres of landscaped grounds
- Five major hotels within close proximity
- Plans for a 150-bed hotel on the park







LOCATION

- Hanger Lane (Central line) - 10 minutes walk
- Park Royal (Piccadilly line) - 5 minutes walk
- Heathrow International Airport - 25 minutes drive
- M25, M40, M1 and central London all directly accessible via A40
- Westfield London, Brent Cross and Ealing all close by
- Crossrail will be available at Acton Main Line Station from 2018

THE AREA



AMENITIES

-  Crowne Plaza, Ealing
4 Star Hotel with 131 rooms
-  Premier Inn, Hanger Lane
3 Star Hotel with restaurant and parking
-  Travelodge, Park Royal
Hotel with bar/café and parking facilities
-  Park Plaza
Park Plaza Hotel (under construction)
-  Hilton
Hilton Hotel (proposed)
-  vUE
Vue Acton Cinema Complex

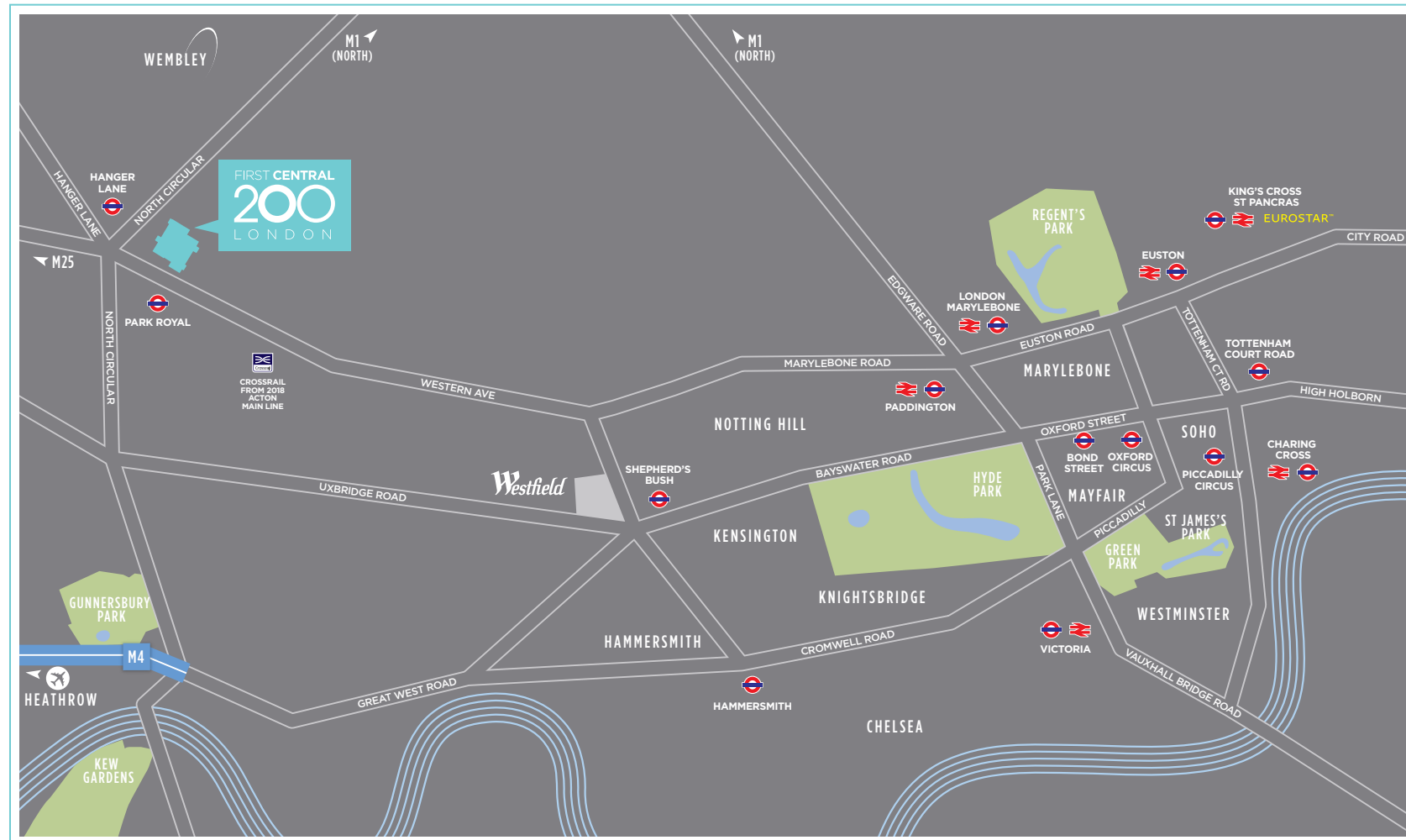


4 Star Park Plaza Hotel -
demolition to commence
Q4 2012



4 Star Hilton Hotel -
planning submitted

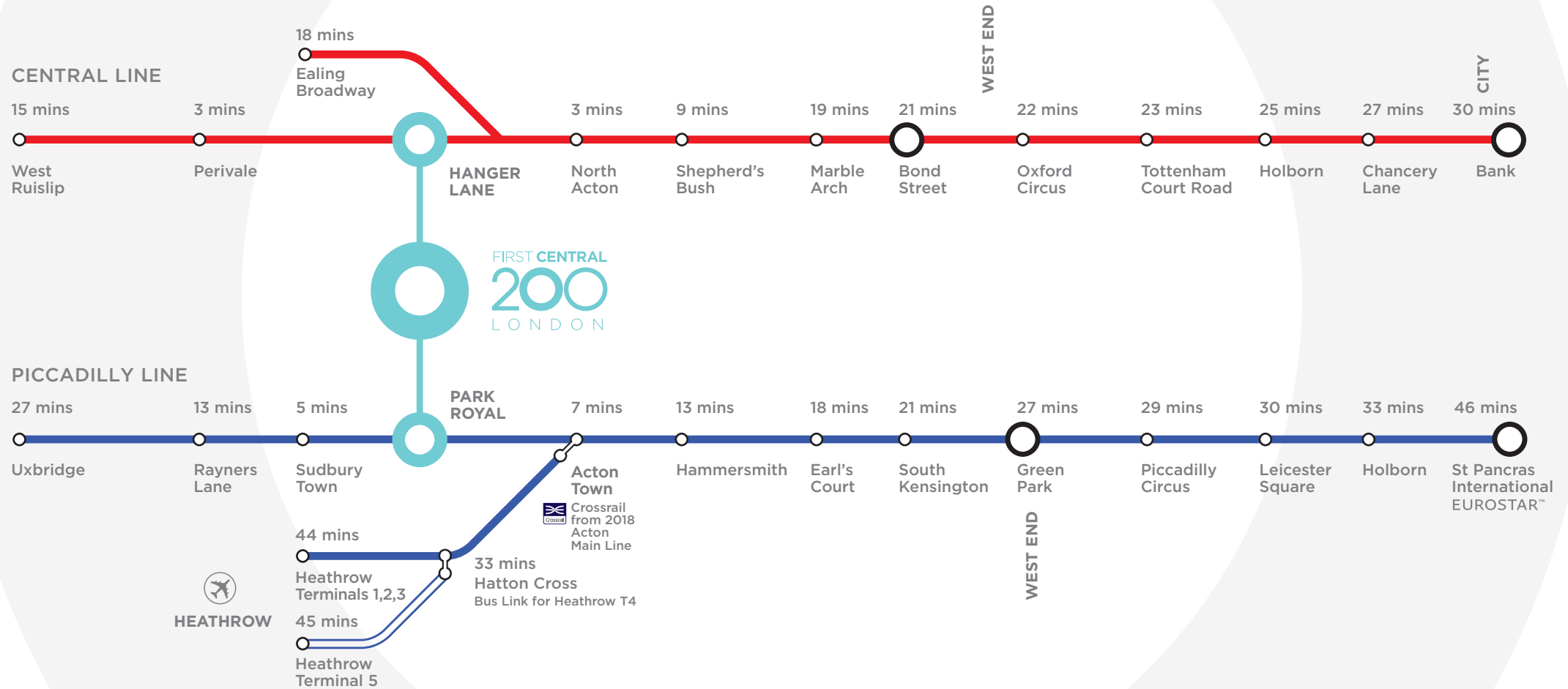
CONNECTIONS BY ROAD



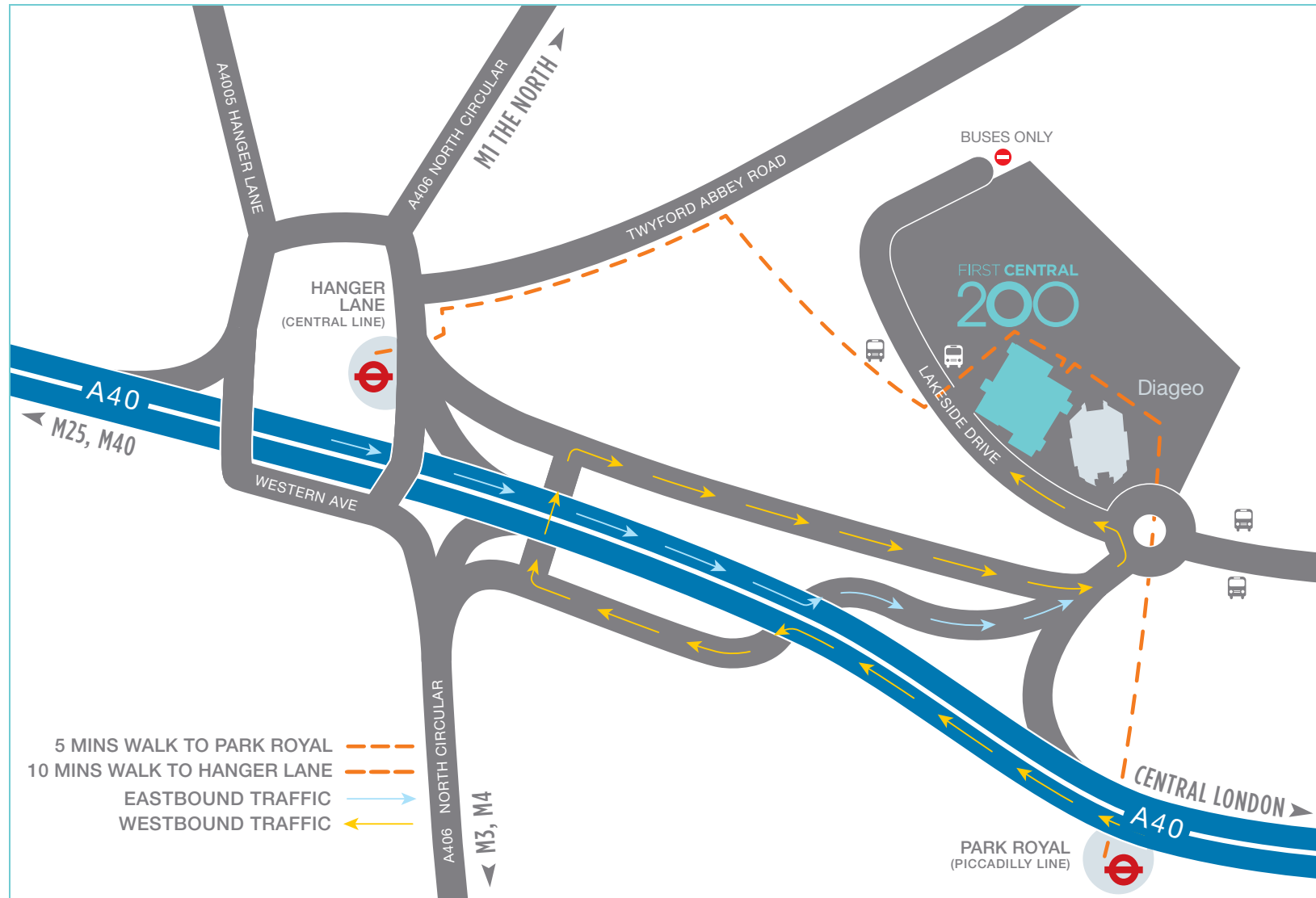
CITY CONNECTIONS

- Situated outside the Congestion Zone, but on a direct arterial route (A40) into the centre of London
- Easy connections to the M25 and M40 motorways
- Oxford and Birmingham (both via the M40) are around 1 hour and 2 hours respectively
- The North Circular Road at Hanger Lane also connects the building to the M1 and the north, while to the west Heathrow can be reached in less than half an hour
- St Pancras International Rail Station with its Eurostar trains to Paris, Brussels and mainland Europe is just 25 minutes drive, as is the West End
- Westfield London, arguably one of the Capital's best shopping venues is less than 15 minutes away by bus or car
- Paddington Station is 12 minutes away by car

CONNECTIONS BY TUBE



EASY ACCESS



SITE CONNECTIONS

Walking times from tube stations:

Park Royal 5 mins

Hanger Lane 10 mins

Bus routes:

No. 95 from Southall Broadway to Shepherd's Bush Green

No. 487 from South Harrow to Willesden Junction

No. 226 from Ealing Broadway to Golders Green

BUILDING ACCESS

The building is one of two office buildings constructed at the Park Royal Business Park and is located on the south side of a central landscaped area including a lake.

Access to the development is from Coronation Road, a newly constructed access road linking directly to the A40 (Western Avenue). The building is located within a few minutes walking distance from Hanger Lane Underground Station (Central line) and Park Royal Underground Station (Piccadilly line).

THE BUILDING



- The Building comprises ground floor plus six levels of office space and a basement level containing car parking, cycle bays, shower and locker facilities and storage areas
- The building is set out on a 7.5mx9m column grid with a central core that extends from the basement level to the 6th Floor. Access to the main roof level and basements is via two external stairs
- Structurally the building is composed of a concrete frame and a concrete core. The core structure is constructed of in-situ concrete walls
- External staircases are located on the east and west elevations. The staircases are enclosed with an open stainless steel mesh cladding
- The curtain wall extends from the ground floor to the roof. The cladding system is a unitised system
- The building is serviced vertically through the central core and horizontally through the raised floor and the services zone below the concrete slabs. The plant will be located both on the roof and at the basement level. There is a dedicated roof area for Tenant plant

THE PARK



ONE OF THE KEY
BENEFITS OF THE
BUILDING'S LOCATION
IS ITS SETTING WITHIN
45 ACRES OF MATURE
LANDSCAPING

SERVICES TO FLOORS

OFFICE VENTILATION

- The office ventilation will be derived from multiple roof mounted air handling units. These will consist of packaged supply and extract air handling plant externally located at roof level, complete with heat recovery, low temperature hot water frost and re-heat coils, chilled water cooling coil, filtration and attenuation
- The air handling plant will feed to the various floor plates via the service risers in the west and east cores
- The ventilation feeds to the floor plates will be designed to facilitate multiple Tenant occupancy in the building and will be provided with constant volume (CV) boxes. These will be set up to limit the maximum volume flow to the zone and will enable feeds to non-occupied floors to be closed off whilst not impacting other zones
- The air handling plant will be of the variable air volume type to facilitate reduced volume flow requirements at partial occupancy

INCOMING ELECTRICAL SUPPLIES

- 12 No. incoming electrical supplies are provided from the sub-station
- A 1000kVA supply is utilised for the Tenants' incoming supplies
- A further 1500kVA supply provided for the Landlords' services
- Each supply is fed from an independent transformer
- Both transformers are connected to the same SSE HV ring
- Allowance of 25W/m² at desk
- For data, incoming cable ducts will be provided for the Landlords' and Tenants' IT systems

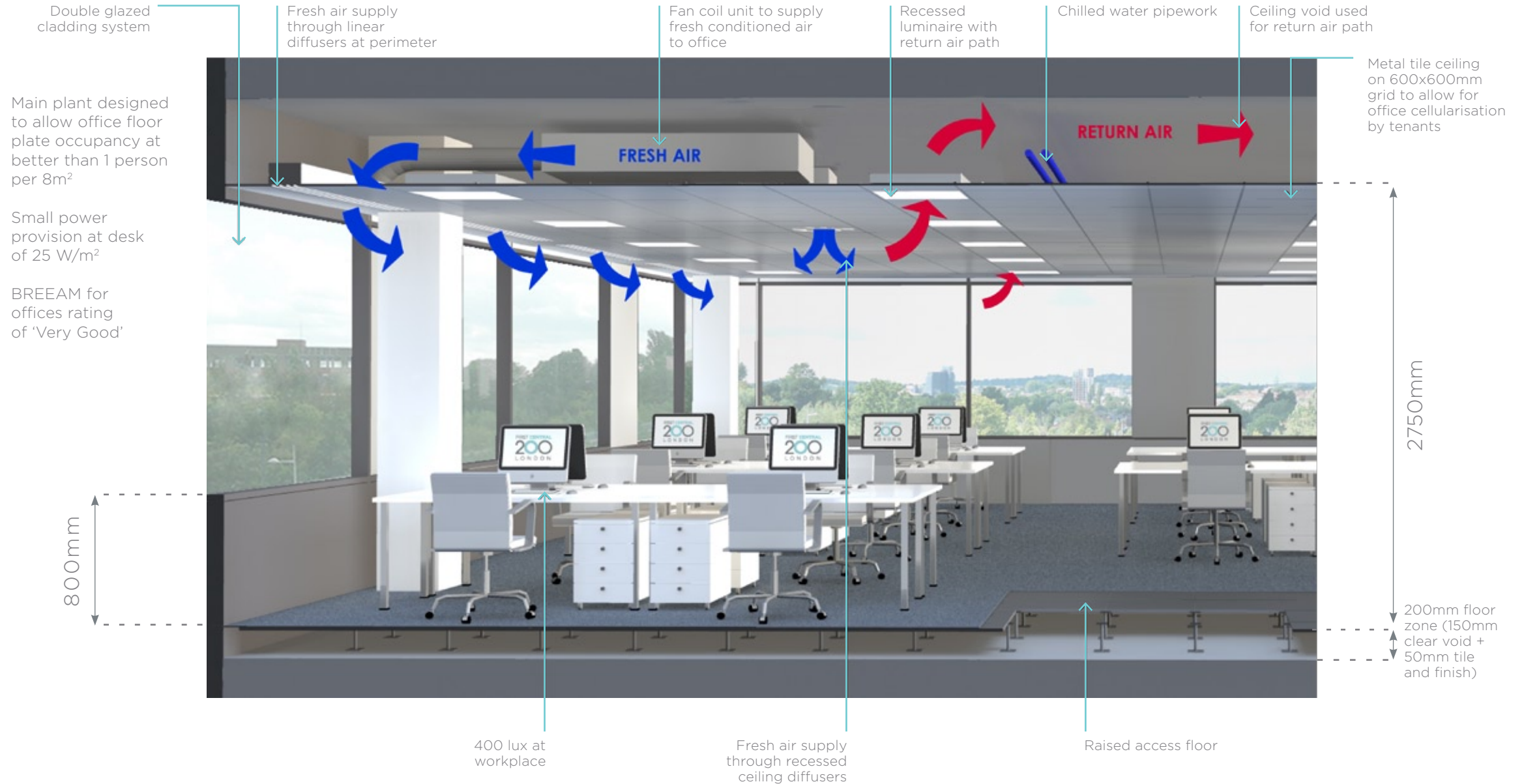
FLOOR DIMENSIONS

- Clear floor-to-ceiling height of 2.75m
- Clear void of 150mm in the raised floor
- Occupancy ratio is 1:8 and as low as 1:6 on part floors

FIRE ALARM

- Fire alarm detection and alarms systems will be provided to all Landlords' areas, including stair cores, roof areas, car park and toilets
 - Fire rated junction boxes and loop isolators will be provided within each Tenant demise for extension to Tenants' areas as part of Cat 'A' and Cat 'B' fit-out works
-

SERVICES TO FLOORS



GROUND FLOOR AMENITIES



BREAK-OUT/TOUCHDOWN AREA FEATURING:

- Espresso Bar
- Concierge Desk that can offer a wide range of services such as taxi booking, grocery delivery storage or catering services requests
- Power and USB sockets to allow for power charging
- Complimentary iPads for Tenant use within the break-out area

WI-FI CONTROLLER

- SmartMesh wireless that is self-optimising, self-organising and self-healing
- Hybrid adaptable wireless network controller that extends the network
- Elegant guest networks solution that can be customised to present the providers corporate identity and disclaimer
- Hassle-free guest wireless with automatically issued Dynamic Pre-Shared key

GROUND FLOOR AMENITIES



ACCESS POINTS

- Dual-band access points installed allowing for greater coverage and more concurrent users. Supporting simultaneous 5GHz and 2.4GHz for superior speed
- Up to 600Mbps performance
- 2 to 4 times extended range and coverage
- Automatic interference avoidance, optimized for high-density environment

TV SYSTEM

- 2 x LG55" LED TVs with HD Freeview decoding
- LED CINEMA 3D Smart TV Design, Freeview HD, Wi-Fi
- Aerial Cabled Coaxial and LAN connections available

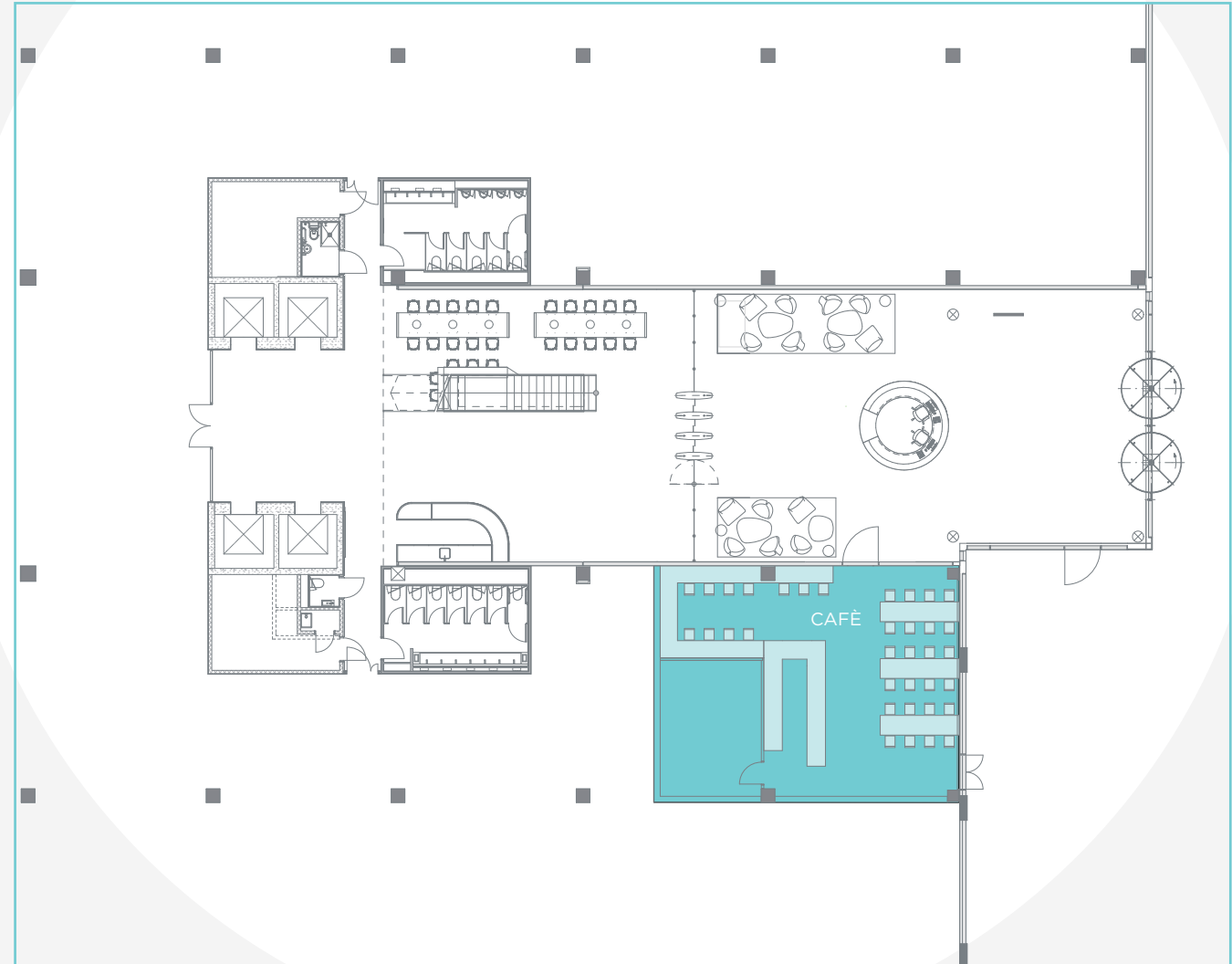
RECEPTION DESK

- Running two high specification computers with built in Siemens Openscape Telephony
- LAN connected and integrated with the telephony Platform providing hands free and digital telephony
- Internal I.T. LAN network with terabyte storage facilities
- ISDN telephone lines running DDI facilities

CAFÉ LAYOUT PROVISION

A café layout provision has been designed for the ground floor. A potential operator has provided initial design advice, and will be capable of serving an extensive list of hot and cold food and drink from the proposed café unit.

Internal and external seating will be installed to cater for up to 70 customers.



AREAS LETTABLE

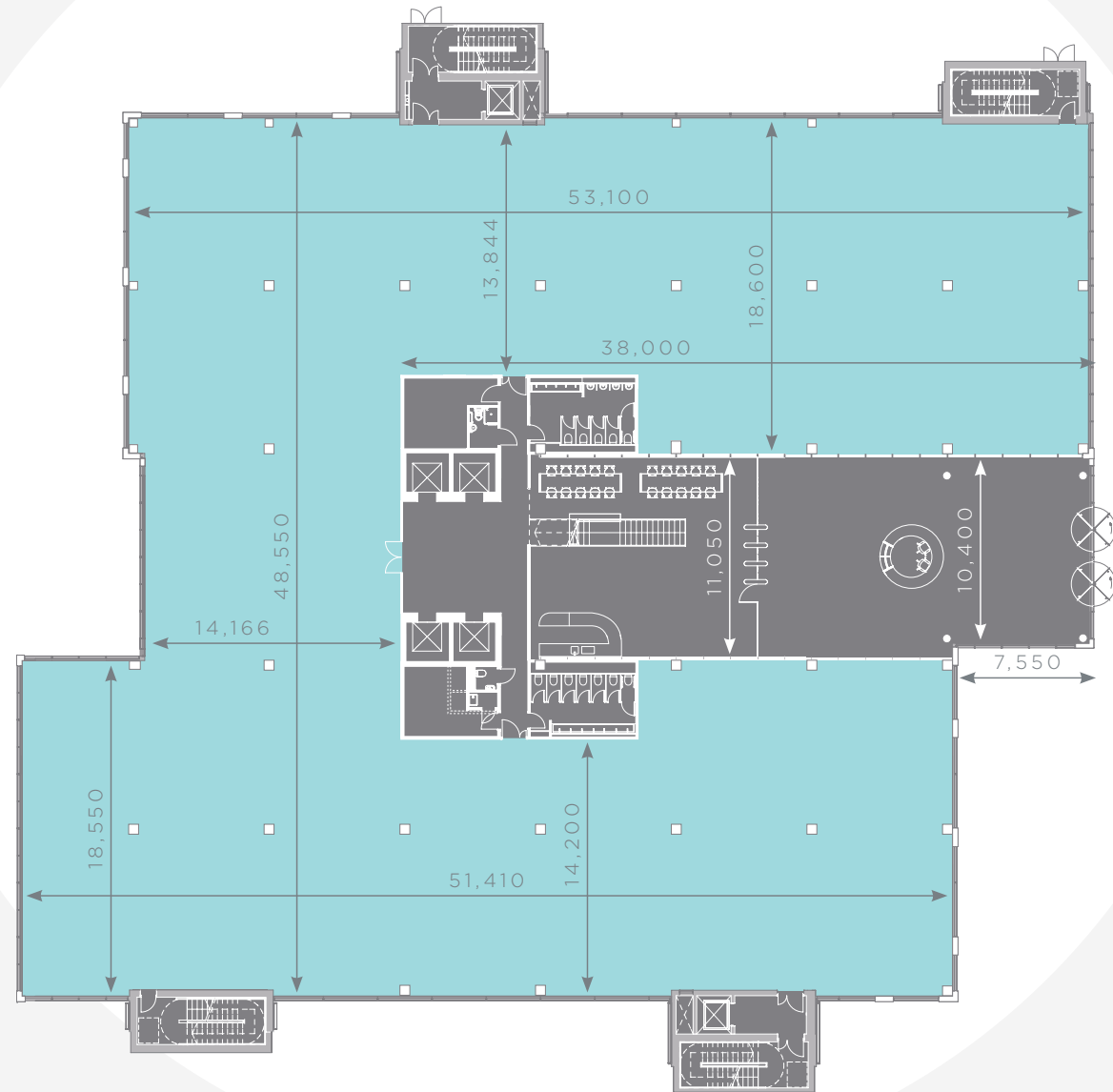


APPROXIMATE NET INTERNAL AREAS

	SQ FT	SQ M
LEVEL SIX	22,991	2,136
LEVEL FIVE	24,818	2,306
LEVEL FOUR	24,814	2,305
LEVEL THREE	24,812	2,305
LEVEL TWO	22,977	2,135
LEVEL ONE	21,188	1,968
GROUND LEVEL	21,121	1,962
TOTAL	162,721	15,117

LEVEL GROUND

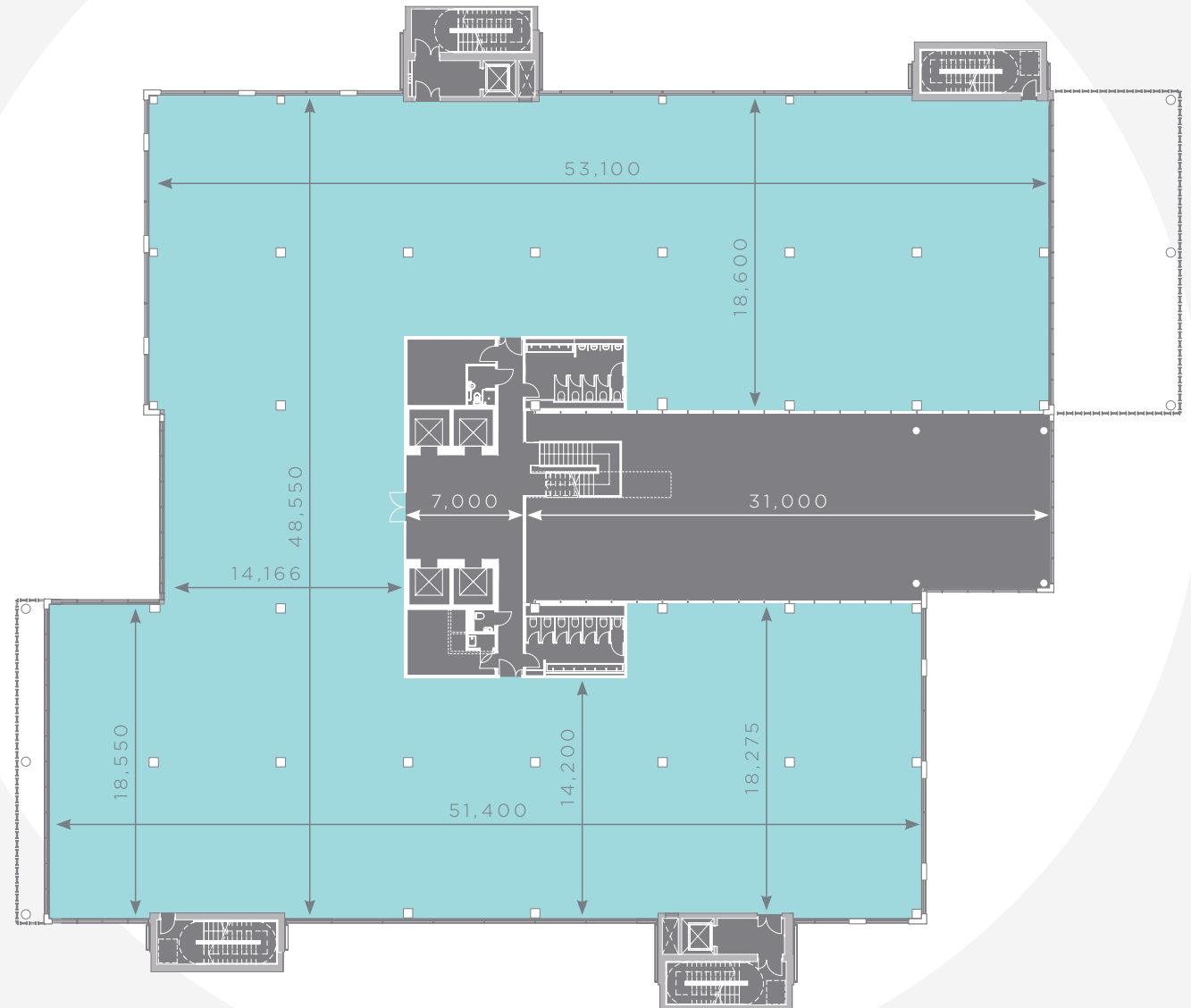
21,121 SQ FT
(1,962 SQ M)



Not to scale, for indicative purposes only
All plans are shown in millimeters

LEVEL ONE

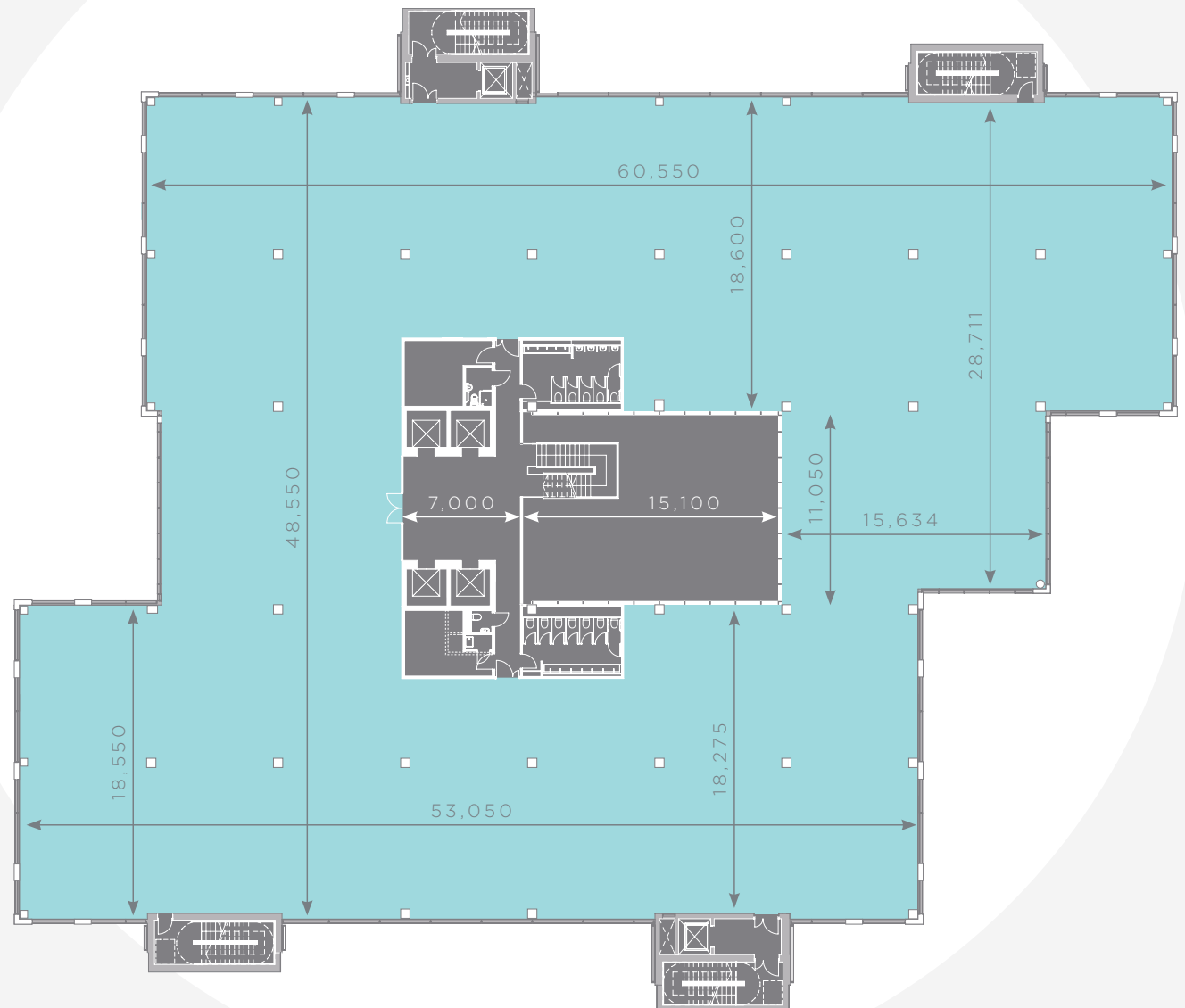
21,188 SQ FT
(1,968 SQ M)



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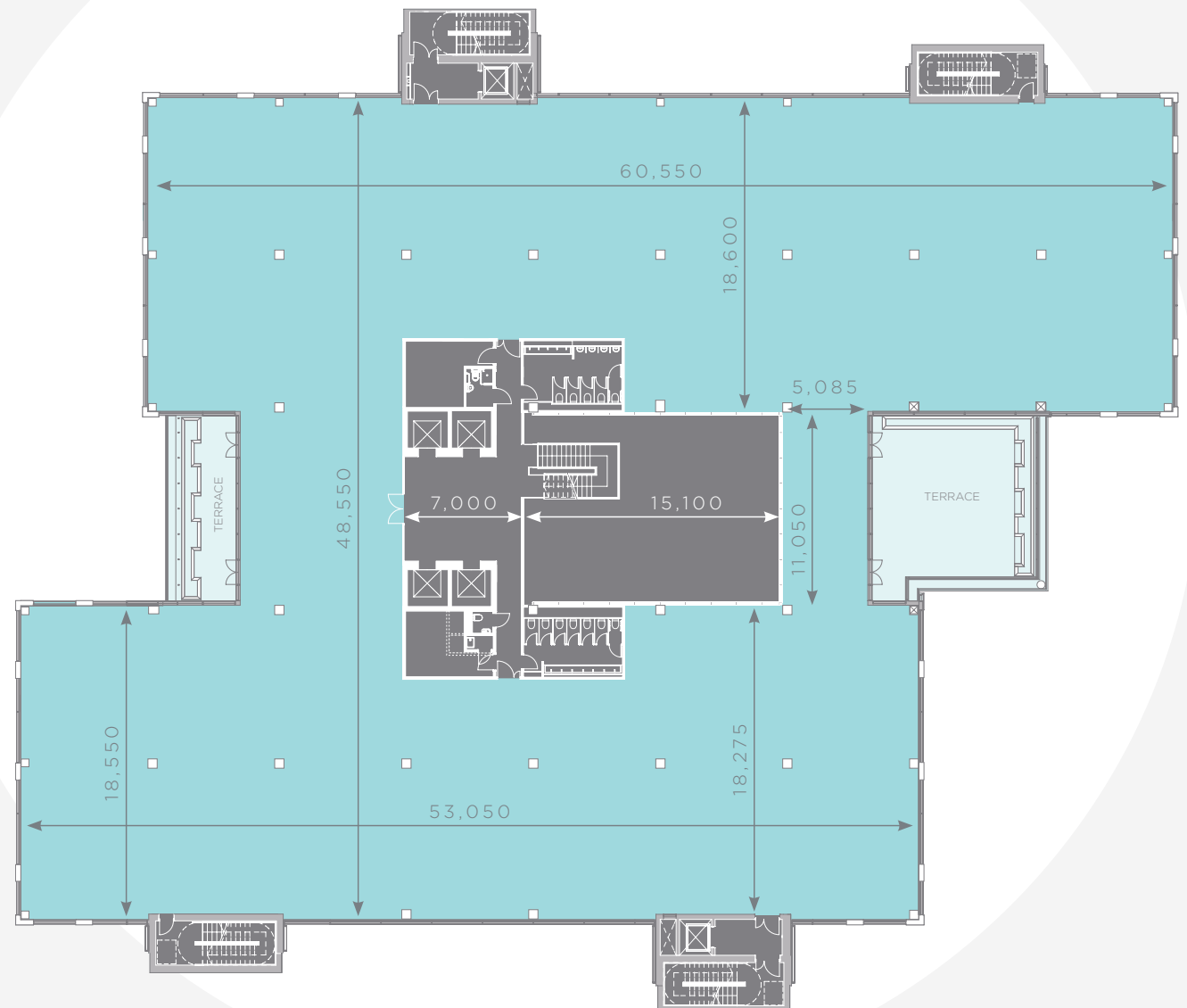
TYPICAL UPPER

24,812 SQ FT
(2,305 SQ M)



LEVEL SIX

22,991 SQ FT
(2,136 SQ M)



SPACE PLAN CORPORATE

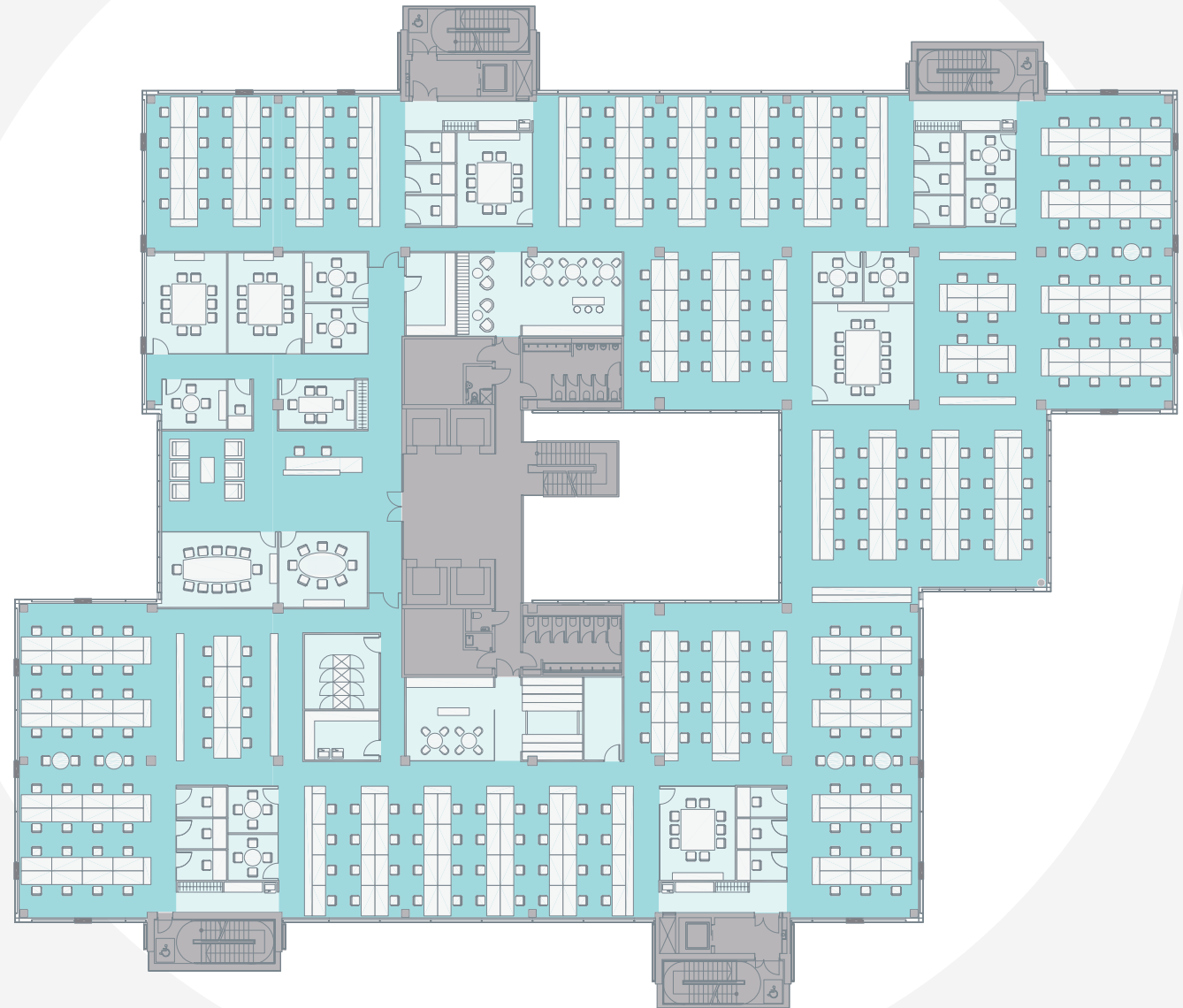
TOTAL HEAD
COUNT

280

OCCUPANCY
RATIO

1:8 SQ M

1:88 SQ FT



3D SPACE PLAN CORPORATE

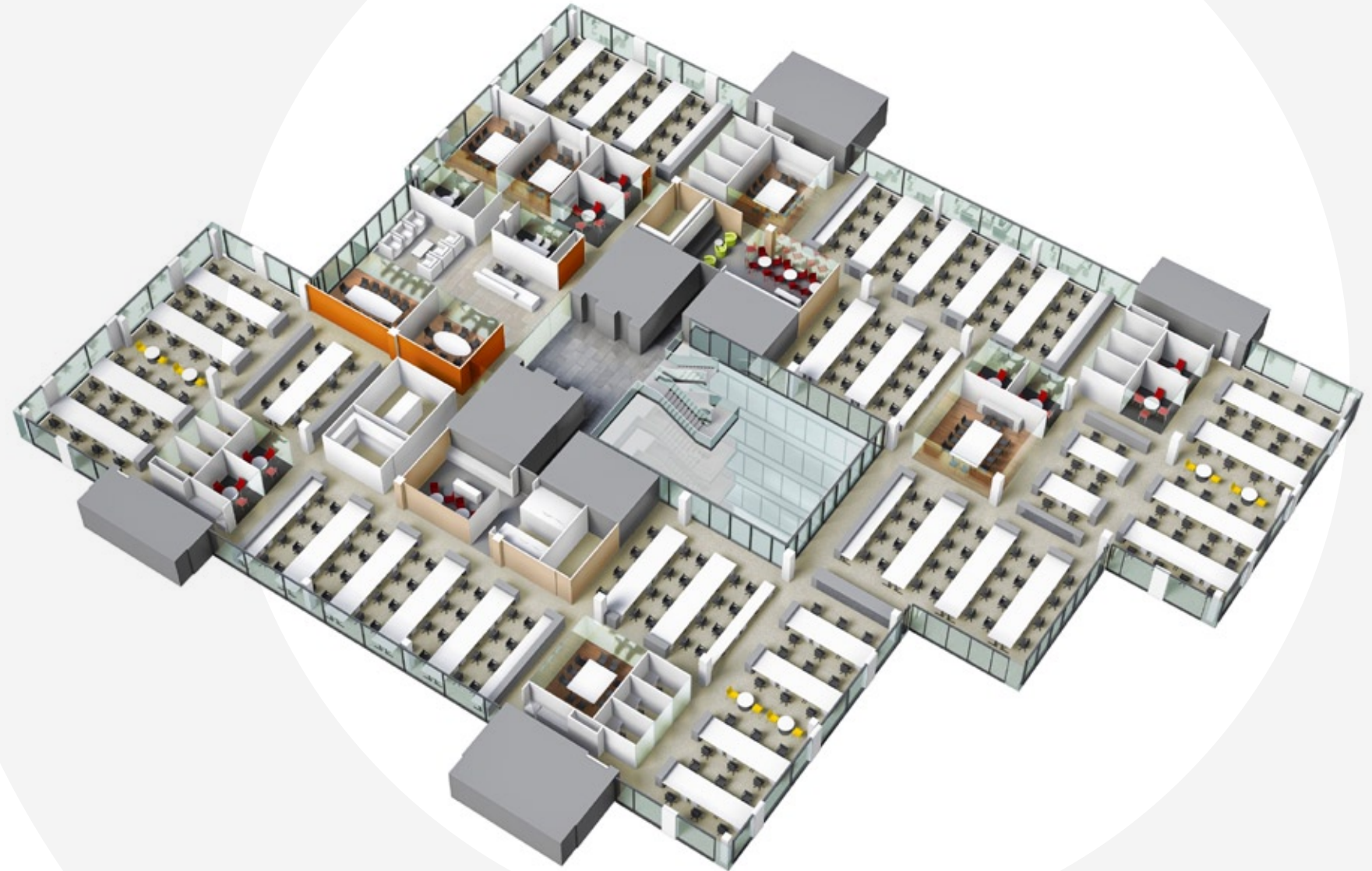
TOTAL HEAD
COUNT

280

OCCUPANCY
RATIO

1:8 SQ M

1:88 SQ FT



SPACE PLAN MEDIA

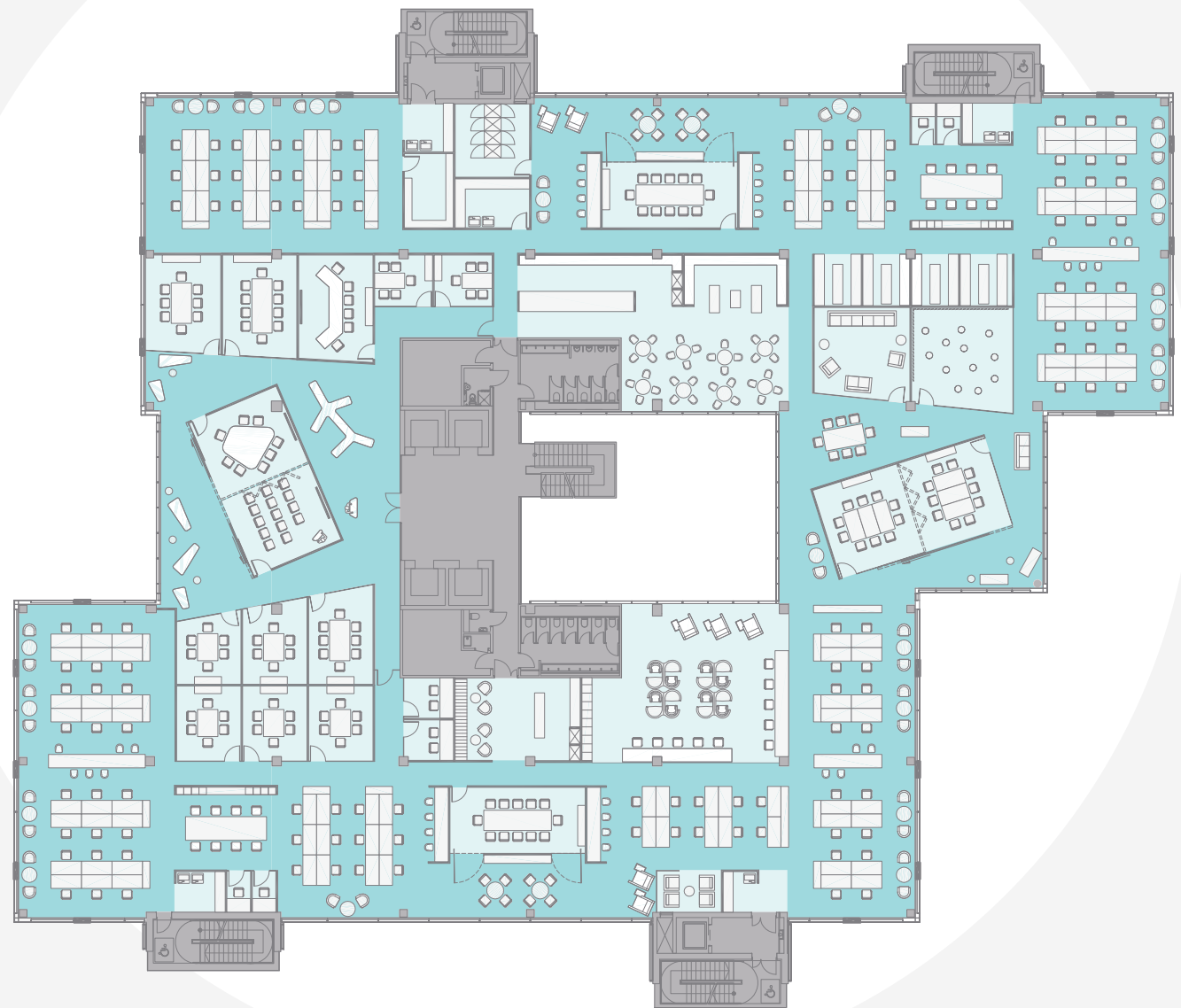
TOTAL HEAD COUNT

145

OCCUPANCY RATIO

1:16 SQ M

1:171 SQ FT



3D SPACE PLAN MEDIA

TOTAL HEAD COUNT

145

OCCUPANCY RATIO

1:16 SQ M
1:171 SQ FT



Cat 'A' SPECIFICATION



- Four-pipe fan coil air conditioning
- Full height central atrium
- 4x13 passenger lifts
- Dedicated goods lifts
- 150mm fully accessible raised floors
- Metal suspended ceilings
- LG7 compatible lighting
- 174 car parking spaces (1:933 sq ft)
- 1.5m planning module
- 2.75m clear floor-to-ceiling height

BUILDING SPECIFICATION

1.0 INTRODUCTION

1.1 PURPOSE

The following specification represents the uniform standard for the works by the developer in finishing the office areas.

2.0 FINISHES

2.1 RAISED FLOOR

Standard grade raised access flooring to meet the requirements of BSEN 12,825, with an overall height of 200mm comprising electrical and communications floor boxes set in tiles at the rate of 1 per 10m², which will be installed in the Tenant Cat 'B' fit-out works. Tenant contribution will be made available.

All necessary plenum barriers, fire breaks and closure details are provided.

The concrete floor has a sealant applied to it prior to the installation of the raised floor.

2.2 SKIRTINGS

Painted MDF skirtings to the drylined core walls.

2.3 CARPET

Cut pile heat set and fusion bonded medium grade carpet tiles with PVC1 fibreglass backing will be provided to all office areas, but installed in Tenant Cat 'B' fit-out works. Tenant contribution will be made available.

2.4 SUSPENDED CEILING

The suspended ceiling system comprises of polyester powder coated perforated and solid pressed metal tiles fixed into a non-visible clip-in suspension system with sound absorbent mineral wool pads above sealed in flame retardant bags.

The ceiling system is laid out on 600x600mm or similar.

All light fittings are coordinated with the ceiling tile grid.

The office ceiling system has an acoustic absorption NRC value of approximately 0.8.

2.5 DECORATIONS

Emulsion paint finish to core walls, and other exposed walls in office areas inclusive of concrete columns, to be filled to achieve smooth finish prior to painting.

3.0 MECHANICAL SERVICES

OFFICE VENTILATION

The supply and extract ventilation feeds from the risers and constant volume boxes will be extended onto the office floor plate as part of the fit-out works.

The supply distribution will consist of multiple feeds to the back of the fan coil units within the ceiling void zone.

The complete system will be balanced through the application of volume control dampers within the ductwork distribution system.

The extract provision will be derived with the ceiling voids acting as a return air plenum and feeding to extract bell mouths.

A bell mouth will be provided to each of the 2 No. cores at each level.

The fresh air will be delivered to the occupied zone by the ducted fan coil units.

The return air path will be completed through return air diffusers and air handling luminaires.

4.0 ON FLOOR HEATING AND COOLING

The on-floor heating and cooling provision will be provided through the application of 4-pipe fan coil units located within the ceiling void. These will be ducted to acoustically lined plenum boxes and diffusers feeding the space.

A gravity-fed condensate drainage distribution system will feed from each FCU to drainage stack within the riser. Final connection to the stack will be via a HEP-2-0 connection. The motors of the fans within the units will be of the EC/DC type to maximise energy efficiency and achieve compliance with terminal unit specific fan power limitations in line with Part L 2010. The capacity of the installed terminal units will be in line with BCO 2009 and CIBSE guidance, as follows:

Continued

BUILDING SPECIFICATION

4.0 continued

- Heat Gains: Small Power = 25W/m²
- Lighting = 12W/m²
- Occupancy = 90W Sensible / 40W Latent per Person at 1 person per 8m²

The installation of the fan coil units will be zoned in line with BCO 2009 Guidance, as follows:

- Perimeter zones: Maximum 4.5m depth / 6.0m width (or in line with the planning grid)
- Internal zones: 50-80m²

Additional Allowances

Future Tenant riser provision and plant zone will be allocated for future Tenant's comms room cooling which would take the form of separate direct expansion refrigerant based systems.

5.0 FIRE ALARM

Extension of the shell and core fire alarm system will be carried out to provide protection to BS5839 Type L3 with audible and visual alarms to all areas.

Detection and alarm connections will be made to the main system via fire rated junction boxes and loop isolators located within the Tenants' risers.

6.0 LIGHTING

The lighting arrangement will be in compliance with CIBSE LG7 and CIBSE code for interior lighting. Luminaires will be semi recessed modular up/downlighters with fluorescent linear lamps. Lighting control will be provided to include provision for incorporation of Passive infra-red detection, local dimming and photocell installation (carried out during Cat 'B' fit-out works).

7.0 EMERGENCY LIGHTING

Emergency lighting will be provided to all areas in accordance with BS 5266.

Emergency lighting will generally consist of conversion units for the general luminaires.

8.0 SMALL POWER

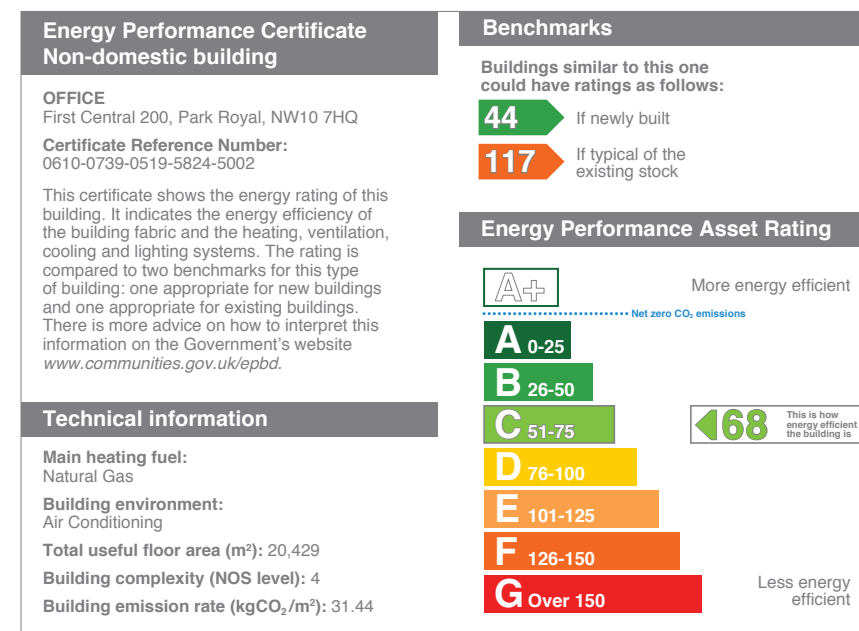
A system of underfloor busbar trunking will not be provided. Tenant to install under Cat 'B' fit-out works.

9.0 ACCESS CONTROL

Provision for access control to each tenanted area will be provided with the final installation of equipment being carried out as part of the Cat 'B' fit-out works.

10.0 SECURITY

Security provision wireways only will be provided with the final installation being carried out as part of the Cat 'B' fit-out works.



LOADING EQUIPMENT

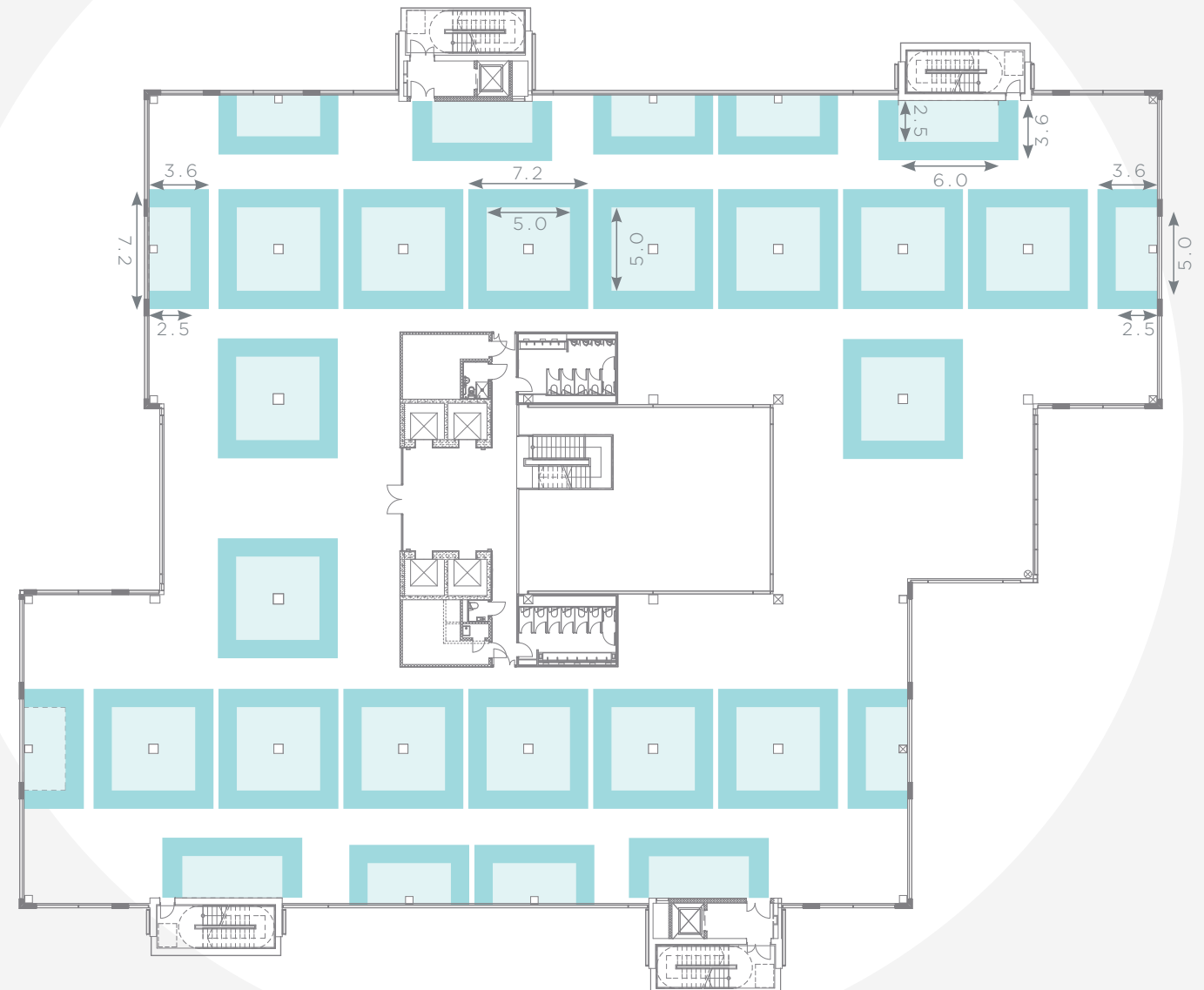
LOADING

- The structural frame comprises RC post tensioned flat slabs supported on RC columns
- Ground slabs are generally capable of supporting a uniformly distributed load of 7.5 kN/sqm
- The upper storey floor slabs are generally designed to accommodate the following uniform live loads (kN/sqm):

Superimposed Loads:

- Ceiling and Services = 0.25kN/m²
- Raised Access Floor = 0.40kN/m²
- Imposed Loads = 4.0kN/m² + 1.0kN/m² partition allowance

- Key
- Areas of increased storage loading (7.5 kN/sq m)
 - Areas of reduced floor loading (2.5 kN/sq m)
 - Areas of general floor loading (4+1 kN/sq m)



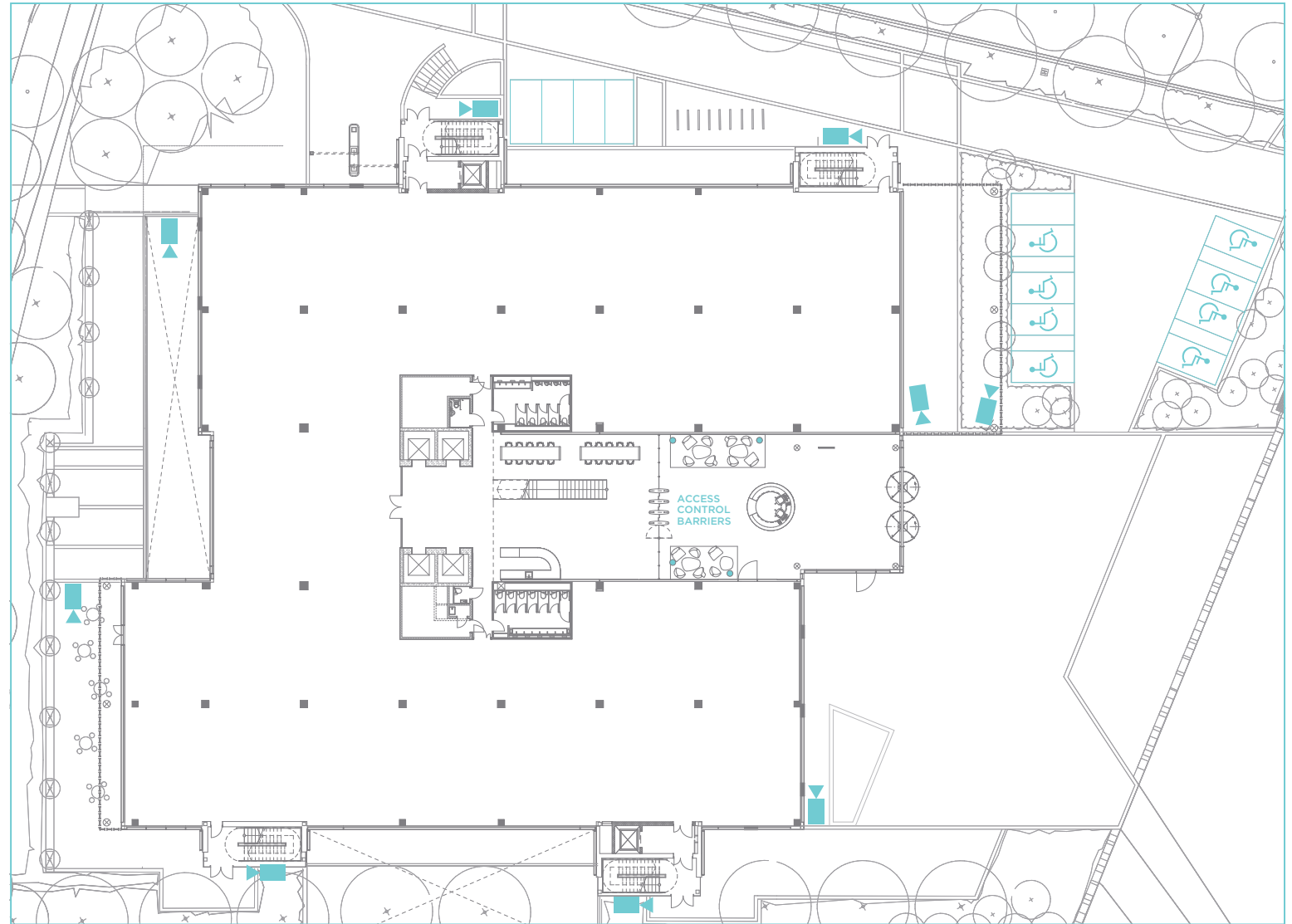
GROUND FLOOR PARKING & SECURITY

ACCESS CONTROL

- Access control will be provided to the main and secondary access and egress points to the building
- The access control system will include provision for extension in to the tenanted spaces as part of the Cat 'A' and Cat 'B' works
- Access control barriers feature Boon Edam Speedlane 300 with illuminated angel wing pivoting door system and neutral stainless steel finish. Each lane has a capacity of 25-30 persons per minute, in one direction

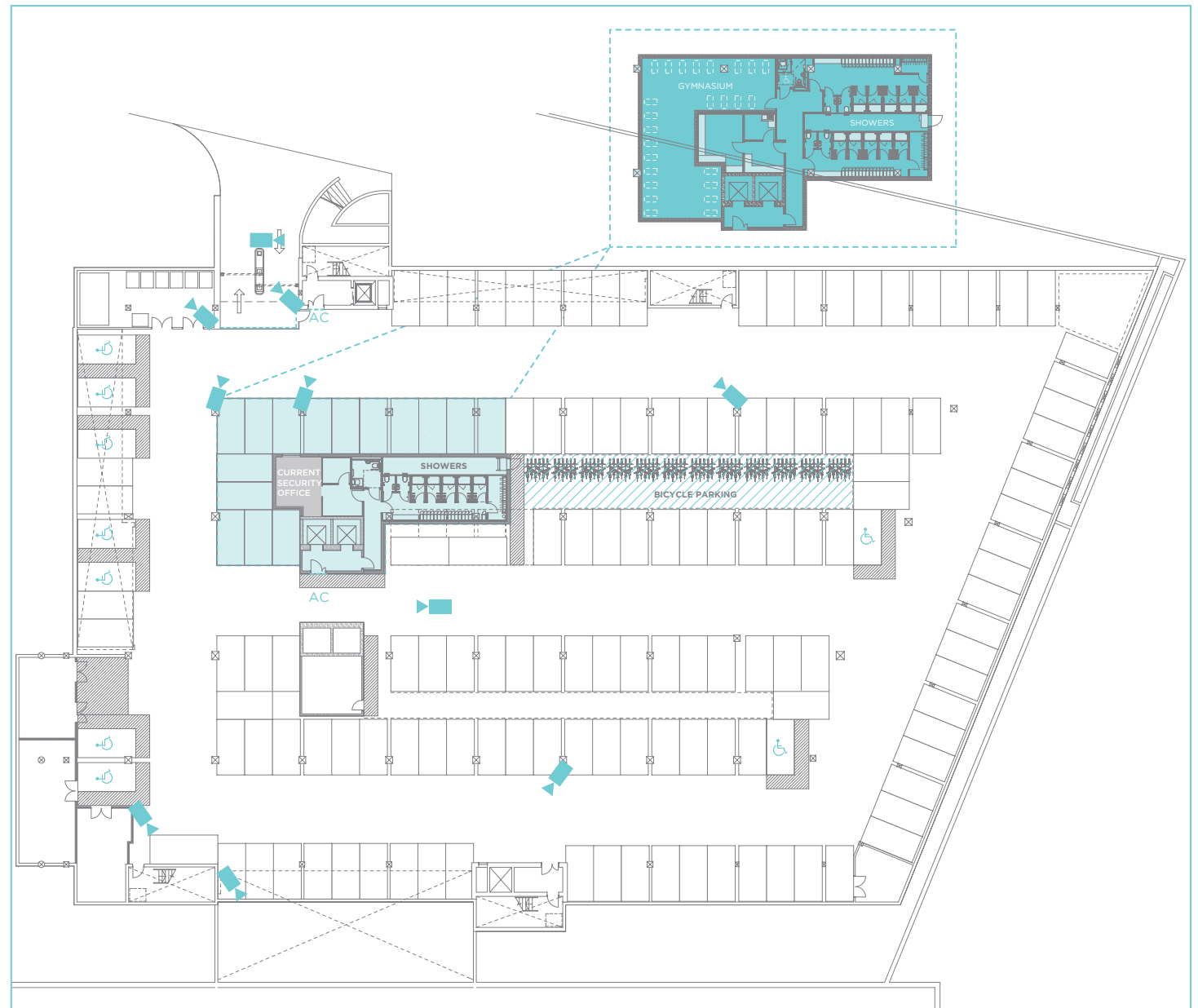
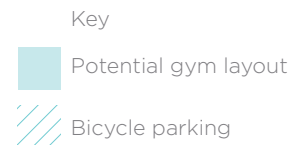
SECURITY

- Security will be provided to all Landlords' areas accessible from ground level
- The security system will include provision for extension in to the tenanted spaces as part of the Cat 'A' and Cat 'B' works
- CCTV will be provided to monitor access and egress to all main doors at Ground Floor and within the car park



BASEMENT PARKING & SECURITY

- 156 car parking spaces are provided in the basement in addition to the perimeter surface parking areas. 7 of these spaces in the basement are designated as disabled spaces
- The basement car park area has a clear height of 2.6m from paving to the underside of the ground floor slab
- Basement soffit is insulated to meet thermal requirements
- Car park roller shutter gate to control car access to the basement are provided together with access control barriers to the car park
- Stair access is provided to ground level via 4 external stair cases. 2 no. passenger lifts and 1 no. fire fighting lift also serve the basement level
- An area is provided in the basement for 119 motorcycle/cycle parking spaces
- Shower cubicles are provided at basement level for use by cyclists and others including 1 no. Part M compliant cubicle for use by disabled people



A PROJECT BY
WAINBRIDGE



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