

The background of the entire page is a close-up, high-resolution photograph of water. The water is a deep blue-grey color, with numerous small, concentric ripples and waves. These ripples are illuminated by a warm, golden light, likely from the sun being low on the horizon, which creates a shimmering effect across the surface. The lighting highlights the texture of the water, with some areas appearing darker and others catching the light.

THE
**COLUMBUS
BUILDING**



7 WESTFERRY CIRCUS

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A UNIQUE RIVERSIDE POSITION.

**THE COLUMBUS BUILDING OFFERS 160,000 SQ FT
OF REMARKABLE YET ATTAINABLE RIVER VIEWS
IN CENTRAL LONDON.**





City view from Westferry Circus



The Columbus Building, Westferry Circus entrance

Over the past 30 years Canary Wharf has blossomed into one of Europe's most vibrant business districts, with more than 16 million sq ft of high spec office and retail spaces, and a working population of more than 115,000 people.

As business has boomed, so has the area's leisure, art and shopping. The Estate now has one million sq ft of retail with more than 300 shops, cafés, bars, restaurants and services, and that number is growing every month.

Canary Wharf also boasts 20 acres of landscaped public spaces and an extensive year round Arts & Events programme.

Nothing stands still at Canary Wharf, and further developments are underway – Crossrail Place has brought a further 100,000 sq ft of retail and restaurants as well as a state of the art station.

you are here...

1 Westferry Circus

Six shops & services
Six bars & restaurants
Virgin Active gym
Four Seasons Hotel
Bupa Dental Centre
Little Unicorn Day Nursery
Thames Clipper ferry service
Green spaces & waterfront promenade

2 West India Quay

Nine shops & services
Nine bars & restaurants
LA Fitness, Marriott Hotel & Cineworld

3 Cabot Square

Cabot Place mall
Over 70 shops & services
26 bars & restaurants
Docklands Light Railway
Boisdale
Iberica

4 Crossrail Place

Seven shops & services
Nine bars & restaurants
Everyman Cinema
Big Easy
Public Roof Garden

5 Canada Square

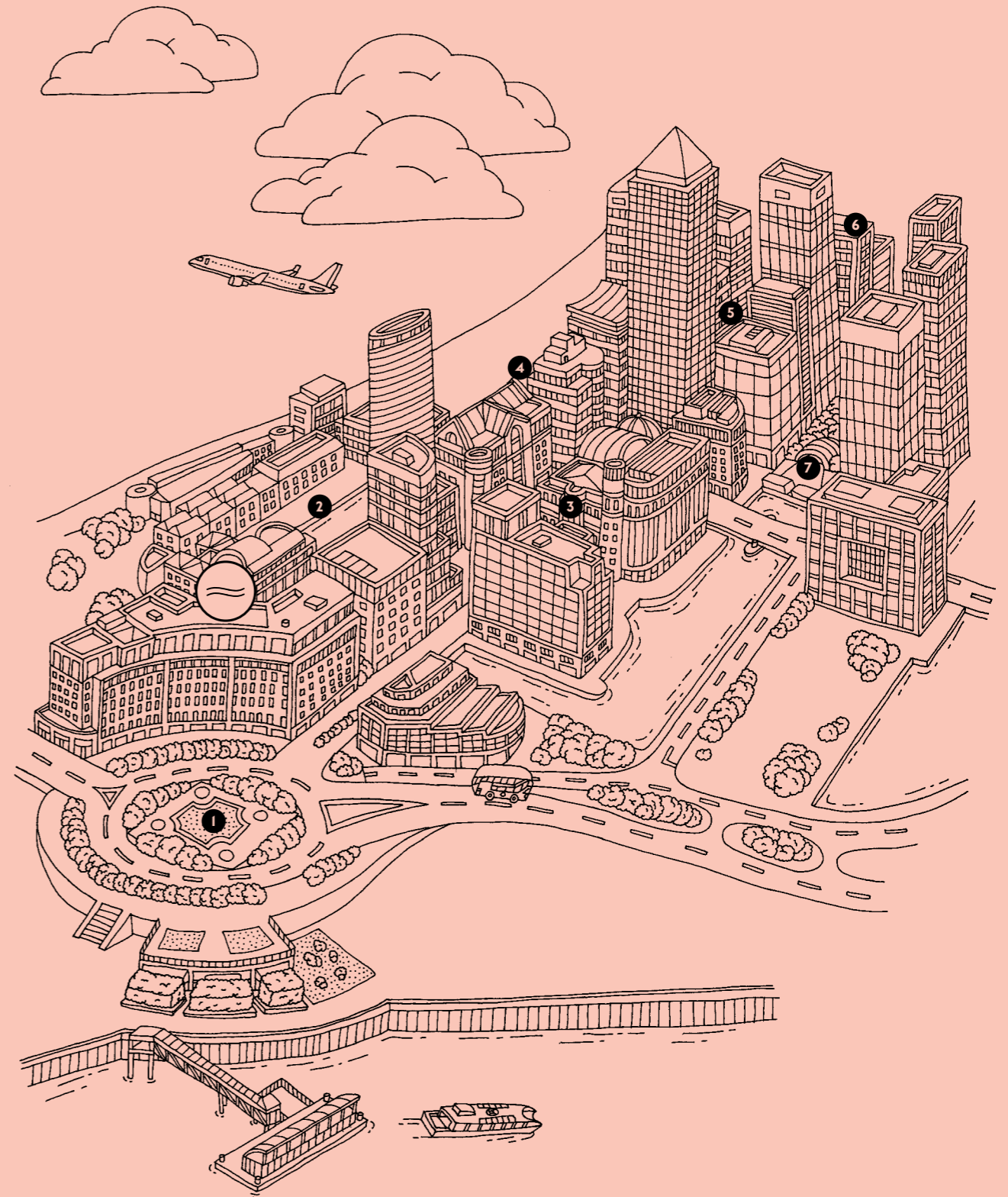
Canada Place Mall
Over 51 shops & services
16 bars & restaurants
The Park Pavilion
Canada Square Park
Docklands Light Railway

6 Churchill Place

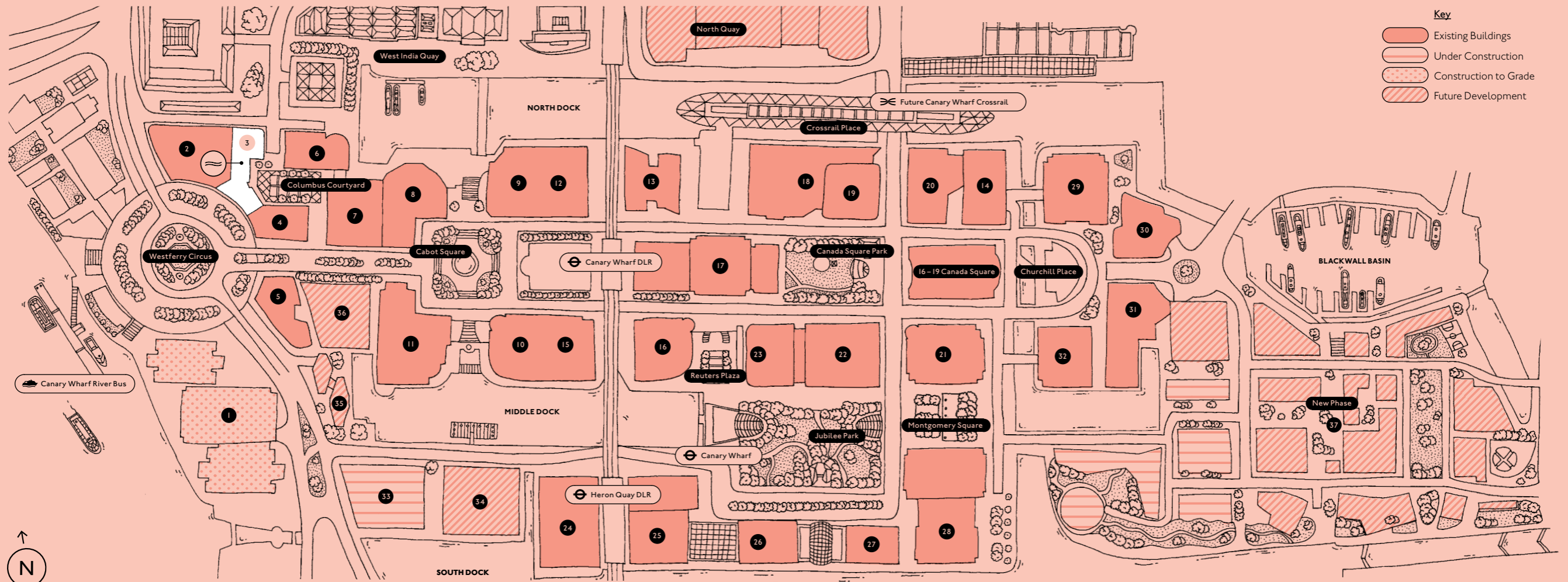
Churchill Place Mall
Nine shops & services
Four bars & restaurants
The Idea Store & Santander Cycle Hire
Jamie's Italian

7 Jubilee Place

Jubilee Place Mall
Over 53 shops & services
13 bars & restaurants
Canary Wharf Underground
The White Company
Banana Republic







- 1 Riverside South**
- 2 I Westferry Circus**
Chevron UK
De Vere Venues
Littlejohn
Crossrail
- 3 The Columbus Building**
Under refurbishment
- 4 II Westferry Circus**
Clearstream International
Context Information Security
KAS Bank
Ministry Of Justice
- 5 I5 Westferry Circus**
Tube Lines
- 6 I7 Columbus Courtyard**
Credit Suisse
- 7 20 Columbus Courtyard**
Credit Suisse

- 8 One Cabot Square**
Credit Suisse
- 9 10 Cabot Square**
Ogilvy & Mather
- 10 20 Cabot Square**
Barclays Capital
The Economist Group
- 11 25 Cabot Square**
Morgan Stanley
- 12 5 North Colonnade**
Barclays Capital
- 13 25 North Colonnade**
Financial Conduct Authority
- 14 30 North Colonnade**
Fitch Ratings
IBM
KPMG
- 15 10 South Colonnade**
Barclays Capital

- 16 30 South Colonnade**
Thomson Reuters
- 17 One Canada Square**
Accenture
Adamson Associates
Alibaba
AMP Credit Technologies
Article 25
Bankable
Bank Of New York Mellon
BBVA
Behavox
Bellway Homes
Citihub
Cobweb
Currencies Direct
Datasift
Datawatch
Digital Shadows
Diligence
Doctors Of The World
Doyle Clayton
Ecomachines
Embonds

- Equilend
Etoro
Euler Hermes
European Banking Authority
Financial Conduct Authority
Fingenius
First Data
Growth Intelligence
High Speed 2
HSBC
Innovate Finance
International Grains Council
International Sugar Organization
Invoke
K&B Accountancy Group (Kingsley Hamilton)
Medical Defence Union
Meniga
Metlife
Moody's
National Bank Of Abu Dhabi
Newland Chase

- Novartis Europharm
Opus Datum
Pirean
Prophis
Rational FX
Regus
Runwild Media Group
Telecom 2
Transfergo
Trinity Mirror
UBS
University College London
University Of East London
X Open Hub
Yuan Ming Yuan
- 18 5 Canada Square**
Bank Of America
Credit Suisse
HSBC
- 19 8 Canada Square**
HSBC
- 20 15 Canada Square**
KPMG

- 21 20 Canada Square**
BP
The McGraw-Hill Companies
Standard & Poor's
- 22 25 Canada Square**
3i Infotech
Association For Financial Markets In Europe
Boston Consulting Group
Career Academies
China Unicom
Citi
Crossrail
First Rate FX
Fitch Learning
GDF Suez
General Pharmaceutical Council
GfK
Goldenberg Hehmeyer
IB Times
IGate
Interoute

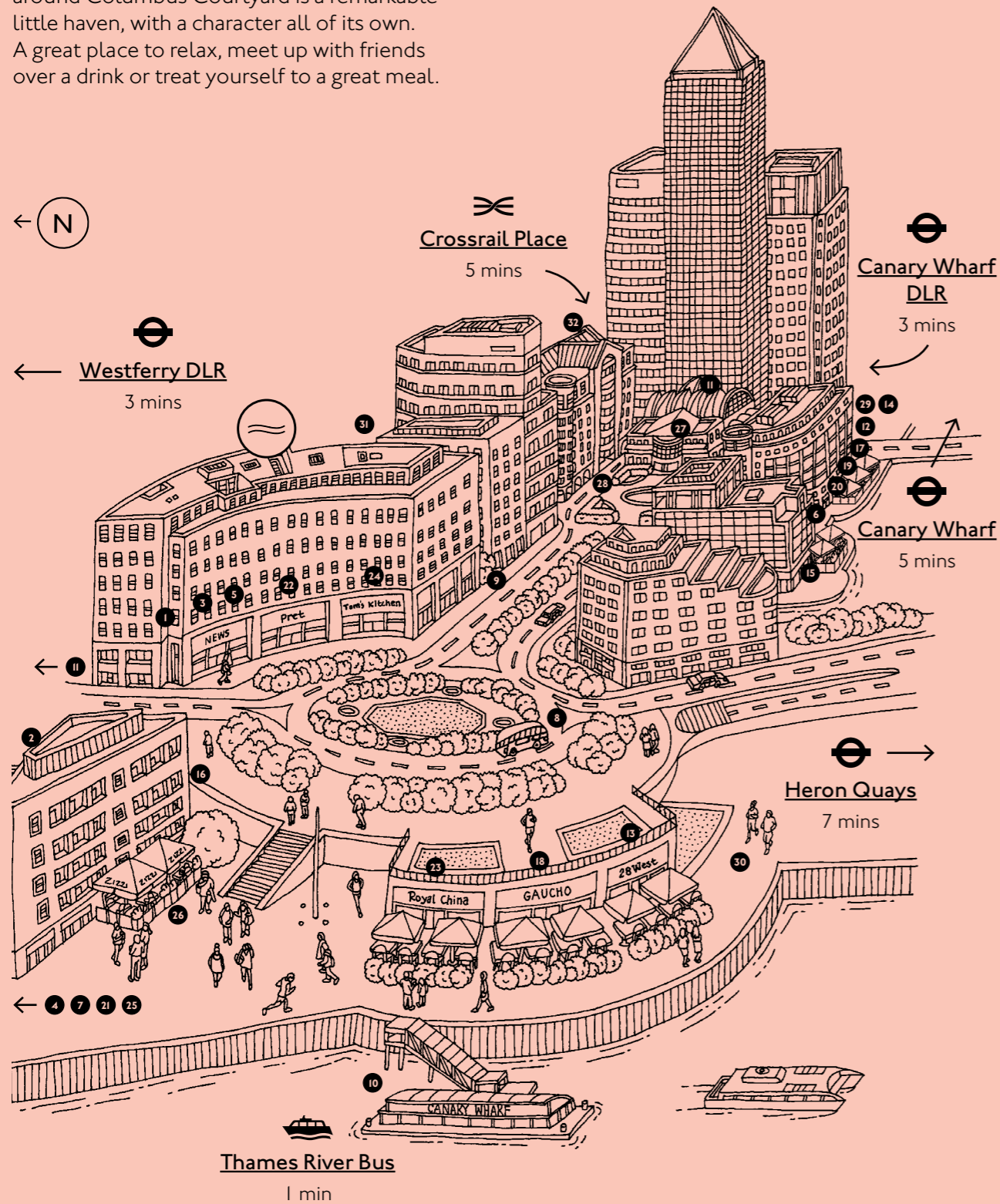
- Ivaldi Capital
LNR (Hatfield Philips)
MWB Business Exchange
Netnames
Nonstop Recruitment
Rimini Street
Skrill
Sungard
Truphone
Wano
Wolters Kluwer
Worldwide Technology
- 23 33 Canada Square**
Citi
- 24 20 Bank Street**
Morgan Stanley
- 25 25 Bank Street**
JP Morgan
- 26 40 Bank Street**
ANZ (Australia & New Zealand Banking Group)

- Begbies Traynor
BGC International
Cantor Fitzgerald
Carlson Wagonlit Travel
CCT Venues
China Construction Bank
Hexaware Technologies
i2 Office
Interquest
Jones Lang Lasalle
Language Line
Oracle Financial Services
Pension Services Online
Phonepayplus
Prolegal
Savannah Petroleum
Saxo Capital Markets
Secure Trading
Servcorp
Shell International
Skadden, Arps, Slate, Meagher & Flom

- 27 50 Bank Street**
The Northern Trust Company
Renaissance Capital
- 28 10 Upper Bank Street**
Clifford Chance
Deutsche Bank
Infosys
Mastercard
NYK Group
Total
- 29 One Churchill Place**
Barclays PLC
BGC International
Cantor Fitzgerald
- 30 5 Churchill Place**
American Express
Balfour Beatty
Time Inc.

- 31 20 Churchill Place**
State Street
- 32 25 Churchill Place**
EY
European Medicines Agency
- 33 1 Bank Street**
Societe Generale
- 34 10 Bank Street**
- 35 Newfoundland**
- 36 Park Place**
- 37 New Phase**

Despite being just a five minute walk from Canary Wharf Underground Station the area around Columbus Courtyard is a remarkable little haven, with a character all of its own. A great place to relax, meet up with friends over a drink or treat yourself to a great meal.



*a lively
local area*

Services/Shops

- 1 Bupa Dental Centre
- 2 Four Seasons Hotel
- 3 Little Unicorn Day Nursery
- 4 Luminis Canary Wharf
- 5 News on the Wharf
- 6 Post Office
- 7 Virgin Active

Transport

- 8 Regular bus connections
- 9 Taxi rank
- 10 Thames Clipper River Bus
- 11 DLR
- 12 Jubilee Line

Restaurants/Cafés

- 13 28 West Bar & Grill
- 14 All Bar One
- 15 Amerigo Vespucci
- 16 Café Brera
- 17 Café Rouge
- 18 Gaucho
- 19 Henry Addington
- 20 Le Relais de Venise l'Entrecôte
- 21 Le Secret des Rôtisseurs
- 22 Pret A Manger
- 23 Royal China
- 24 Tom's Kitchen
- 25 Virgin Active Cafe
- 26 Zizzi

Areas of interest/Amenities

- 27 Cabot Place Mall
- 28 Cabot Square
- 29 Reuters Plaza
- 30 Thames Pathway
- 31 West India Quay
- 32 Crossrail Place
 - Psycle
 - Everyman Cinema
 - Big Easy
 - The Breakfast Club
 - Sticks 'n' Sushi
 - Ippudo
 - Poncho 8
 - Chai Ki
 - Notes





01 & 02 — Canary Wharf Underground Station

THE COLUMBUS BUILDING IS
PLUGGED INTO LONDON’S
ENTIRE TRANSPORT NETWORK

Wherever you’re coming from, it’s easy.
Wherever you’re going to, it’s easy –
the rest of London, the UK or Europe.

The City and West End are under 15 minutes
from Canary Wharf. London City Airport is 15
minutes away and Heathrow can be reached
in just 47 minutes (39 minutes once Crossrail
is up and running).

Travel times from Canary Wharf
Underground Station (mins)

Liverpool Street (Post Crossrail)	6
London Bridge	7
Waterloo	9
Stratford	10
Westminster	11
Bank	11
Tower Gateway	13
City Airport	15
Liverpool Street (Pre Crossrail)	20
Heathrow Airport (Post Crossrail)	39
Gatwick Airport	42
Heathrow Airport (Pre Crossrail)	47
Stansted Airport	60

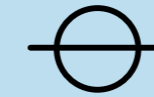
Source: tfl.gov.uk



WELL CONNECTED

Great transport links were planned in from the moment Canary Wharf was conceived.

London Underground's Jubilee line links you to the West End, London Bridge and Waterloo, while the DLR takes you to Bank and London City Airport in no time. Add in local buses and extensive cycle networks as well as over 300 Santander Cycles docking stations, and any journey is easy.

**30 trains per hour****Jubilee Line**

- Runs between Stanmore and Stratford
- Lord Norman Foster designed station at Canary Wharf
 - Platform edge doors

Travel times

London Bridge – 6 mins
 Waterloo – 8 mins
 Stratford – 10 mins
 Baker Street – 17 mins

**45 East London stations****Docklands Light Railway**

- Provides links west to Bank and Tower Gateway, north to Stratford, east to London City Airport and Beckton and south to Lewisham and Woolwich Arsenal
- Upgrade works enhanced capacity on entire DLR network with a 50% service increase on Bank – Lewisham route.
- Fully integrated with London Underground
- DLR extension to Stratford International opened in 2011, providing links to the high speed services to Kent, and Paris and Brussels via St Pancras or Ebbsfleet

**39 minutes direct to Heathrow****Crossrail 2018**

- Direct link to Heathrow in under 39 minutes
 - Ten carriage trains, 24 trains per hour
- Catchment population increased by 1.5 million within one hour of Canary Wharf
- Fully integrated with existing public transport
- Foster & Partners designed station incorporating retail and open spaces now open

**47 destinations****London City Airport**

- Online and 15 minute check-in service
- British Airways service to New York JFK
- Swift access by DLR or cab in 10–15 mins
 - Private jet centre

Canary Wharf has excellent links to Heathrow, Gatwick and Stansted Airports by public transport.

Travel times

Heathrow – 47 mins
 (39 minutes post Crossrail)
 Gatwick – 42 mins
 Stansted – 60 mins

**River Bus service****River Bus**

Regular ferry service from Canary Wharf, west to Waterloo and east to the O2 and Woolwich Arsenal

Travel times

Tower Bridge – 9 mins
 London Bridge – 13 mins
 Blackfriars – 20 mins
 Embankment – 26 mins
 Waterloo – 32 mins

**High speed rail services****High Speed Rail**

High speed domestic services from St Pancras and Stratford International stations to Kent, providing swift journeys from Stratford to St Pancras (7 mins) and Kent, eg. Ashford (35 mins)

CROSSRAIL COMES TO CANARY WHARF

Crossrail Place has already opened and brought a new wave of shops and restaurants into the area. When train services begin in 2018, Crossrail will make travelling to and from Canary Wharf even easier and even faster. The new station will bring commuters into the heart of the area and will be linked to the Jubilee line, DLR, office buildings and shops by pedestrian walkways.

Crossrail will provide fast, direct access to the City, West End, Heathrow and Reading to the west and Stratford, Shenfield and Woolwich to the east.

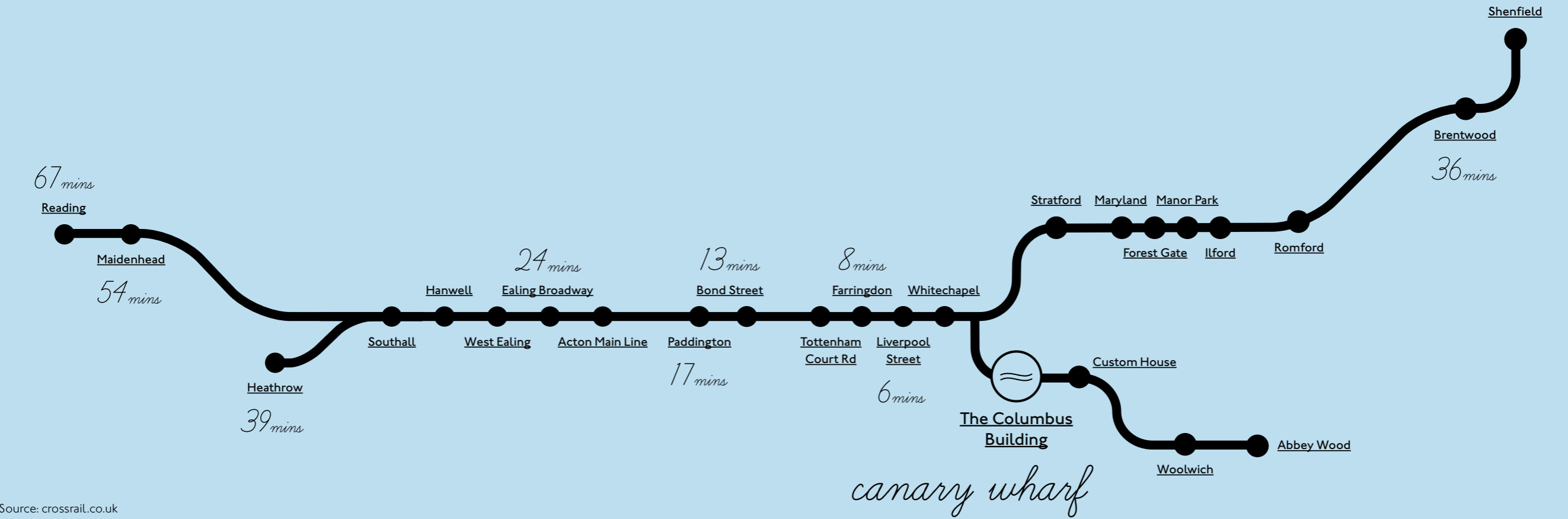
Travel times from Canary Wharf Crossrail Station (mins)

Liverpool Street	6
Farringdon	8
Bond Street	13
Paddington	17
Ealing Broadway	24
Brentwood	36
Heathrow	39
Maidenhead	54
Reading	67

Source: crossrail.co.uk



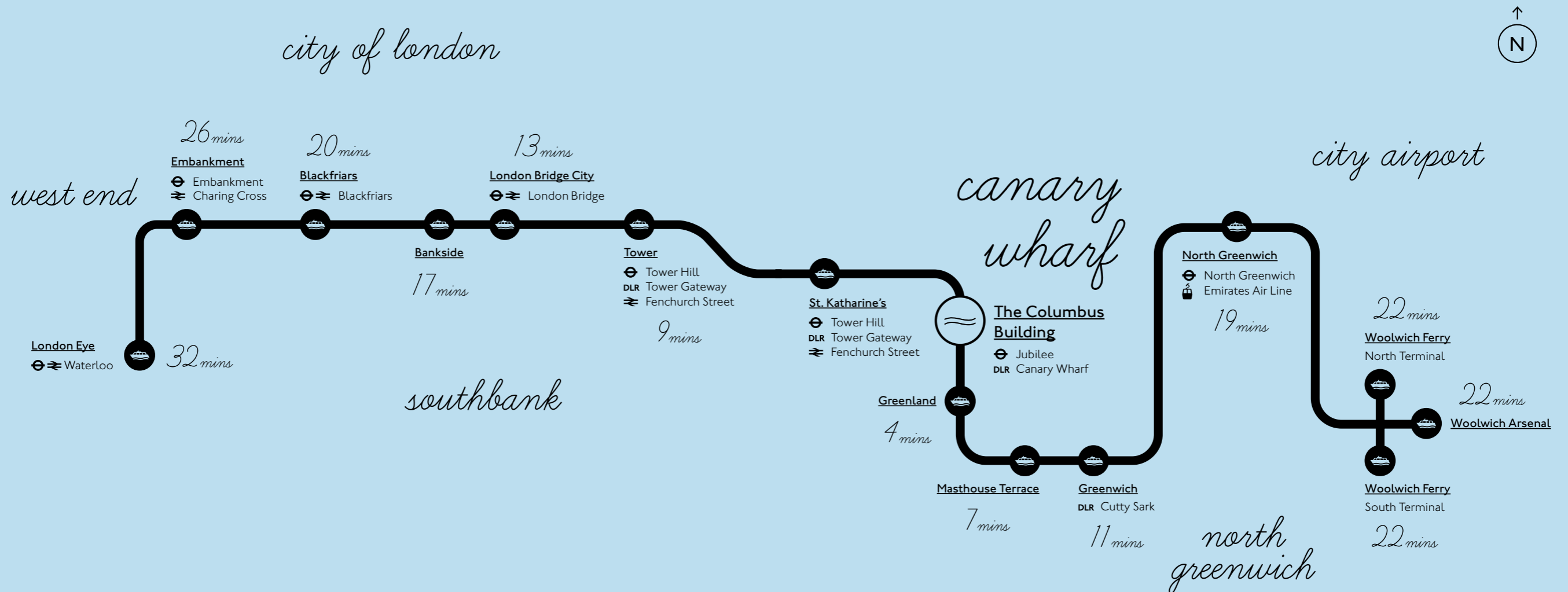
Crossrail Place



Source: crossrail.co.uk

CONVENIENT RIVER BUS CONNECTIONS

Canary Wharf Pier is right on your doorstep, offering up to eleven services an hour east and west along the river.





Riverside at Westferry Circus

life by the river

THE COLUMBUS BUILDING GIVES YOU THE BEST OF BOTH WORLDS: PEACE AND TRANQUILLITY WHEN YOU NEED IT OR SOMETHING A LITTLE FASTER-PACED WHEN THAT FITS THE BILL.

When it comes to open spaces you're spoilt for choice, with West India Quay, Westferry Circus and Columbus Courtyard just outside.

But the real jewel in the crown is the Thames, just yards from your door. You can really make the most of the

riverside location – eat, meet, relax and revive by the river.

Just take a short stroll and you're in the middle of all the hustle and bustle of Canada Square, the shops of Cabot Place and entertainment at the Wintergardens.



01

- 01 — Henry's at West India Quay
- 02 — Columbus Courtyard
- 03 — Westferry Circus



02



03



shop, eat & drink

With a range of restaurants & cafés and a number of boutique shops there's more than enough to satisfy foodies and shopping lovers alike.

A VIBRANT HUB OF LEISURE, ART AND SHOPPING



01



Just around the corner from The Columbus Building you'll find one of Canary Wharf's prime shopping areas, Cabot Place.

Here, classic luxury brands like Dunhill, Hackett and Tiffany & Co rub shoulders with more contemporary options like Space NK, Paul Smith and Sweaty Betty, as well as more everyday stores and services.



02

01 — Aquascutum
02 — David Clulow
03 — Charbonnel et Walker



03



Lunch at Tom's Kitchen

Whoever you're meeting, whatever the reason, you'll find the perfect spot amongst the great restaurants, cafés, bars and delis in the area around The Columbus Building.

With the courtyard on your doorstep, great takeaway breakfasts and lunches are only moments away at Tom's Kitchen. For great coffee in Canary Wharf head to Taylor St Baristas on South Colonnade, or for something a little special take in the river views from Royal China, or Quadrato's at the Four Seasons Hotel.



01



02

- 01 — Taylor St Baristas
- 02 — West India Quay
- 03 — 28 West Bar & Grill



03



01

The streets around Columbus Courtyard, Westferry Circus and Cabot Square are alive with public art, with renowned sculptors such as Ron Arad featuring alongside more conceptual works. A year-round arts and events programme all over the Estate entertains workers and locals alike.

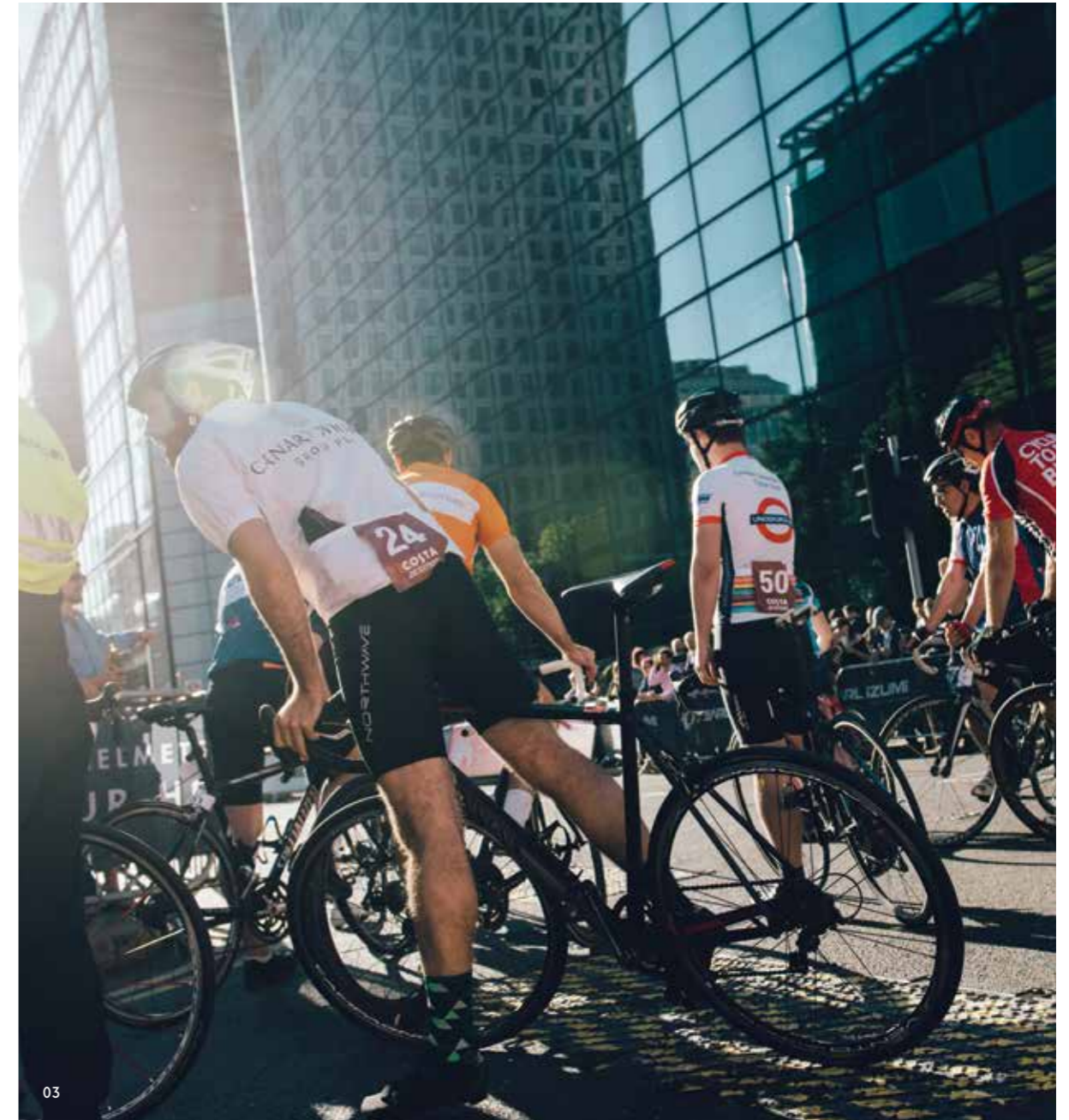


02

- 01 — Public art installation, Cubitt Steps
- 02 — Public art installation, Westferry Circus
- 03 — Pearl Izumi Tour Series 2015



EXPLORE, INSPIRE, CHALLENGE AND AMAZE



03

a seamless workflow

THE COLUMBUS BUILDING OFFERS BRIGHT, CONTEMPORARY OFFICE SPACE ON THE BANK OF THE RIVER THAMES.



The Columbus Building has been comprehensively remodelled and redesigned to create 160,000 sq ft of Grade A office space across eight upper office floors.

To complement the classic London-feel of the building's exterior architecture the contemporary interior materials including a signature art installation by Sophie Smallhorn on the ground floor, add a new dimension to this riverside location.

The Columbus Building will offer one of the most attractive and dynamic working environments in Central London.

It has been redesigned to make work flow effortlessly. Bright open spaces, a dual entrance reception, simple floorplates and the pared-back design will create an environment that attracts a wide range of businesses.



Computer generated image

Remodelled reception



Computer generated image

Columbus Courtyard entrance



A CALM WELCOME

The remodelled dual access reception is framed by concrete and bronze mesh encased walls that provide a contemporary finish and a lasting impression. The reception will also benefit from its own dedicated lounge for tenants.

All images shown are computer generated (CGIs)



01 — Westferry Circus entrance
02 & 03 — Reception lounge





TRADITIONAL FUNCTION.

Computer generated image

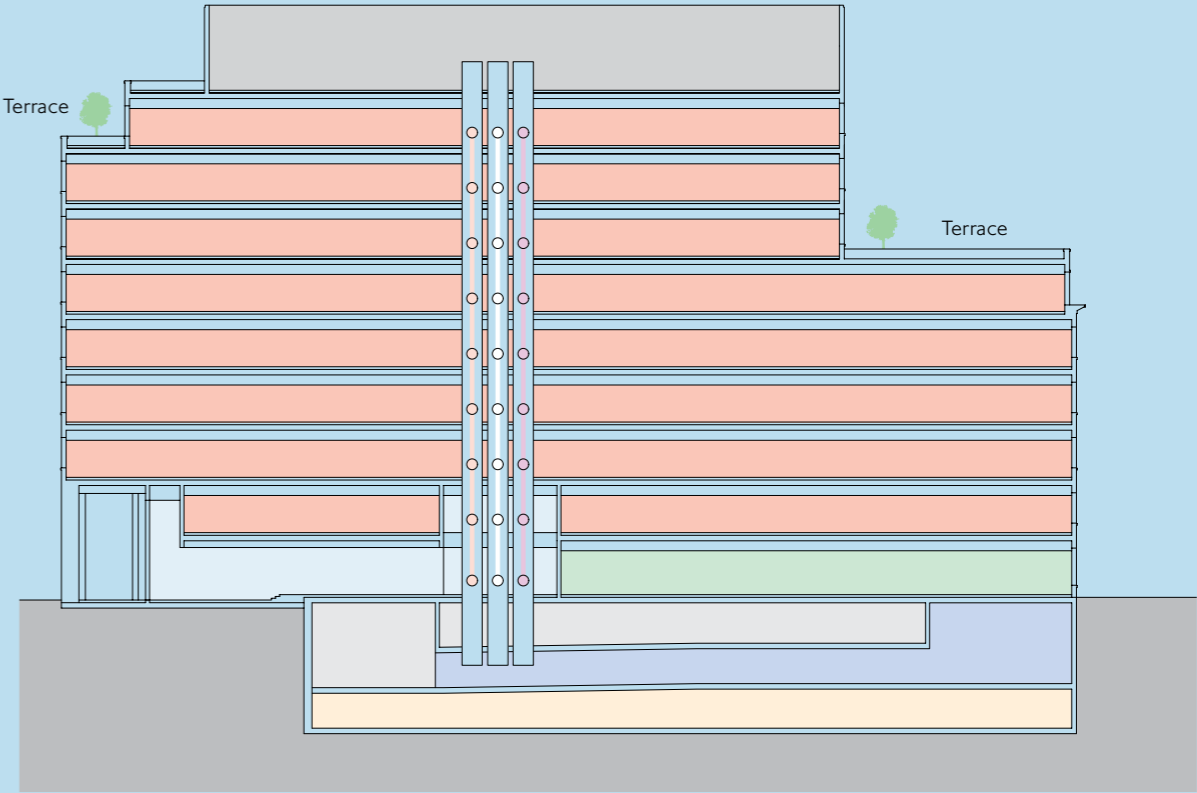


CONTEMPORARY FORM.

Computer generated image

schedule of areas

Floor	sq ft	sq m
Eighth	13,630	1,266
Seventh	15,650	1,454
Sixth	15,650	1,454
Fifth	23,370	2,171
Fourth	23,860	2,217
Third	23,860	2,217
Second	23,810	2,212
First	19,640	1,825
Ground Reception	4,340	403
Ground Retail	14,120	1,312
Basement Storage	2,320	216
TOTAL OFFICE (NIA)	159,470	14,816
TOTAL BUILDING (NIA)	180,250	16,747



Key

- Office

Reception

Retail

Plant
- Passenger Lift

Goods Lift

Fireman's Lift
- Motorcycle and Bicycle Parking, Showers, Storage

Car Parking, Loading Bay, Storage

Car Parking, Storage

floor plans

Ground Floor

18,460 sq ft / 1,715 sq m

Retail

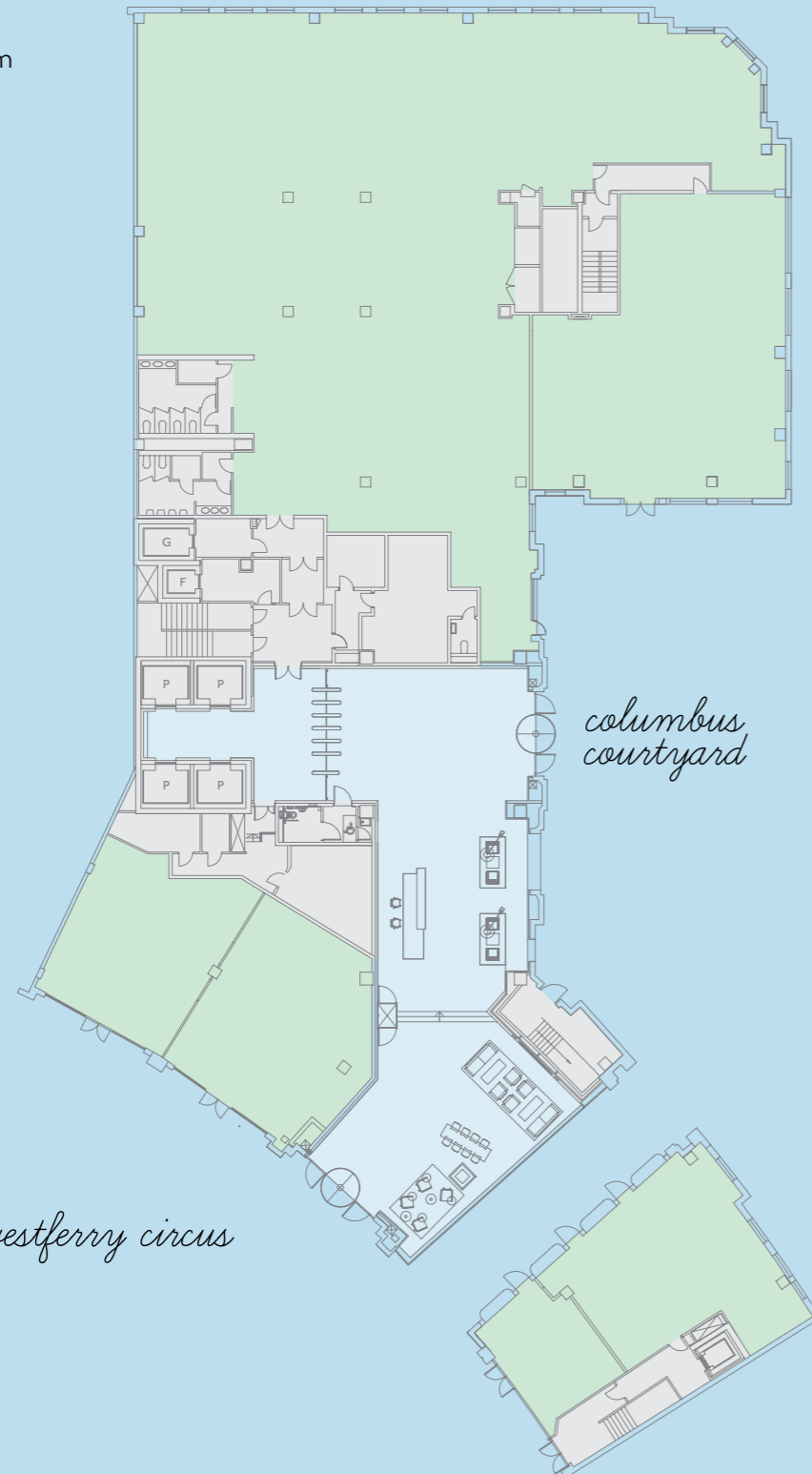
14,120 sq ft / 1,312 sq m

Reception

3,800 sq ft / 353 sq m

Security

540 sq ft / 50 sq m



Key

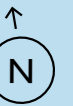
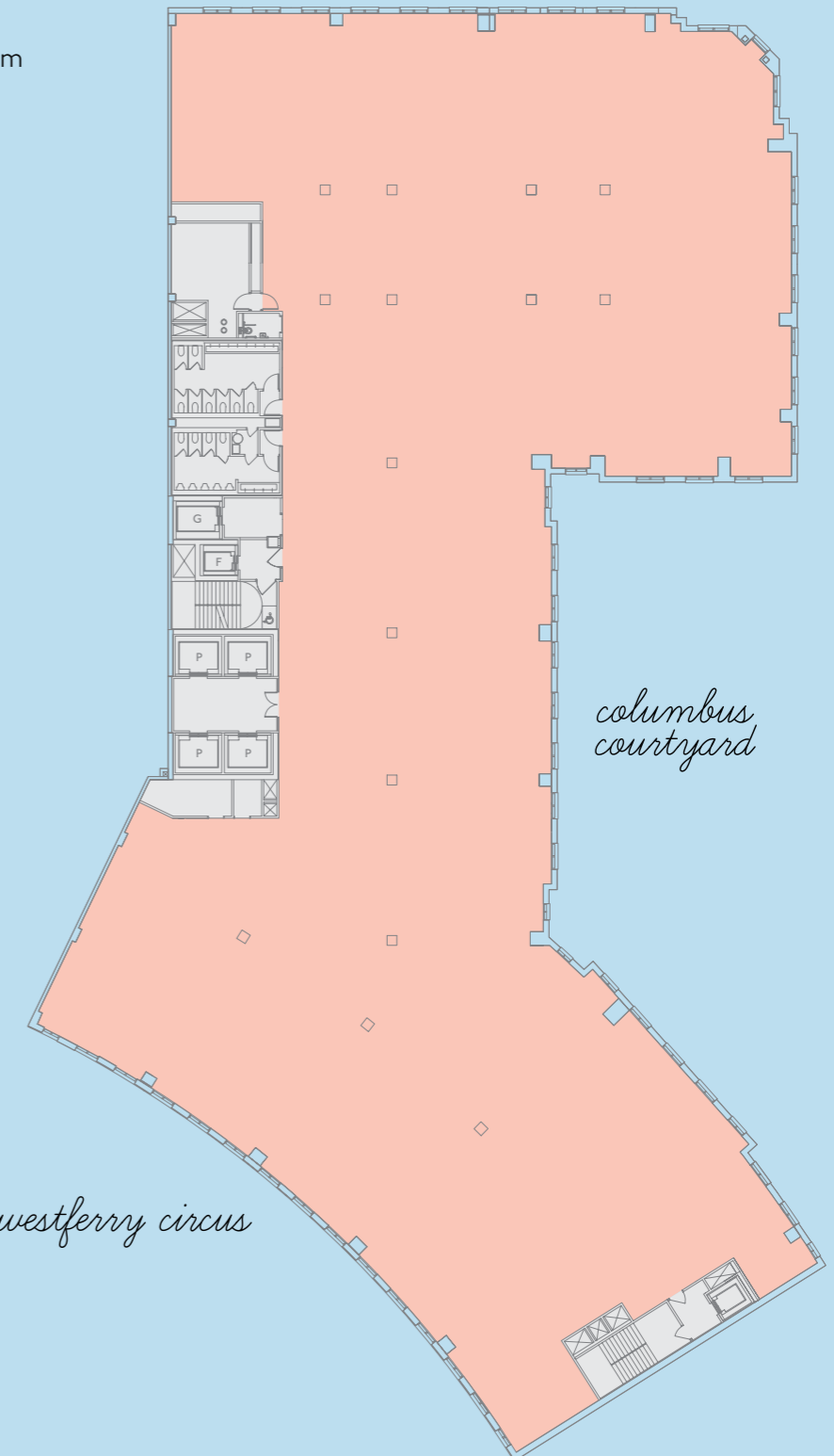
- Office
- Reception
- Retail
- Core

Floor plans not to scale. For identification purposes only.



Typical Floor (2-5)

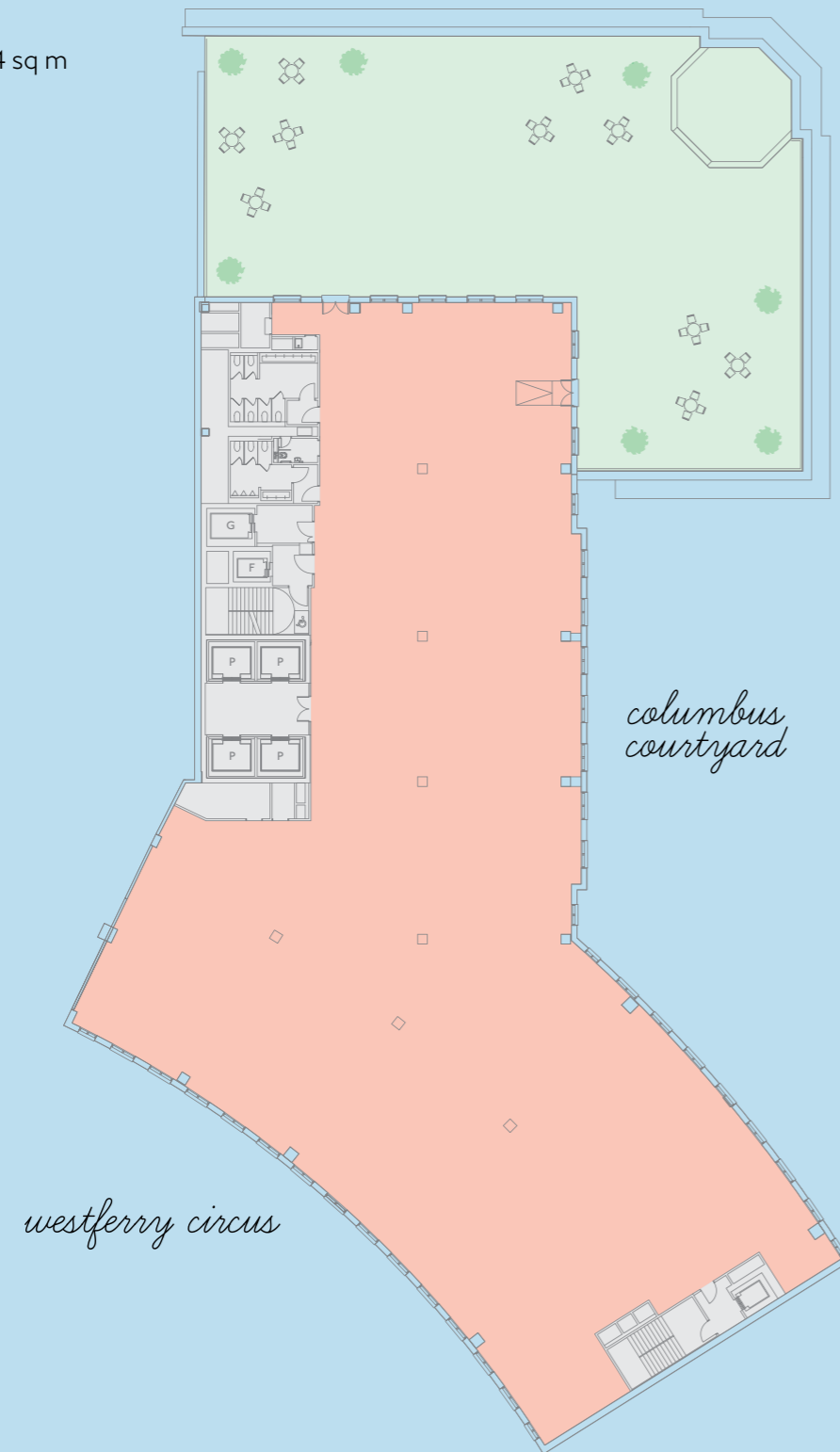
23,370 sq ft / 2,171 sq m





Sixth Floor

15,650 sq ft / 1,454 sq m



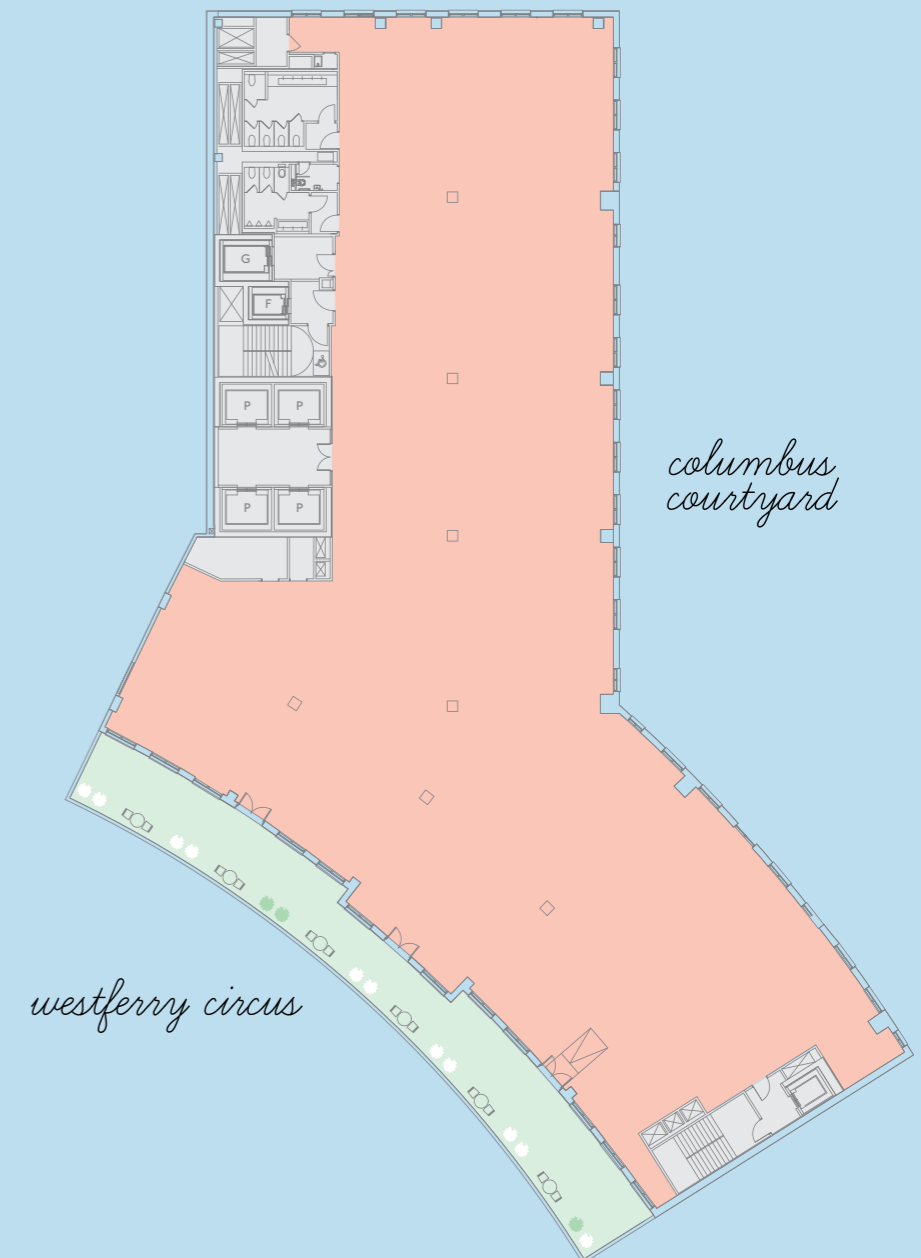
Key

- Office
- Core
- Terrace

Floor plans not to scale. For identification purposes only.

Eighth Floor

13,630 sq ft / 1,266 sq m



space plans

Typical Floor

23,370 sq ft / 2,171 sq m

Corporate Open Plan Layout

Workspace Allocation

198 Open Plan Workstations

16x 1 Person Offices

Total Population 214

Planning Ratio

1 person per 109 sq ft

1 person per 10 sq m

Ancillary Spaces

2x 3 Person Meeting Rooms

4x 4 Person Meeting Booths

1x 5 Person Meeting Room

2x 6 Person Meeting Rooms

3x 8 Person Meeting Rooms

1x 14 Person Meeting Room

6x Quiet Rooms

2x Server Rooms

3x Copy and Print Rooms

2x Store Rooms

1x Pantry, Vending & Breakout Area



columbus courtyard

westferry circus

Key

Office

Core

Floor plans not to scale. For identification purposes only.

Typical Floor

23,370 sq ft / 2,171 sq m

Media Open Plan Layout

Workspace Allocation

217 Open Plan Workstations

Total Population 217

Planning Ratio

1 person per 107.7 sq ft

1 person per 10 sq m

Ancillary Spaces

1x 5 Person Meeting Room

1x 6 Person Meeting Room

1x 6 Person Project Room

2x 8 Person Meeting Rooms

2x 14 Person Multifunction Rooms

6x Quiet Rooms

1x Collaboration Area

1x Informal Meeting Area

3x Project Areas

2x Server Rooms

3x Copy and Print Rooms

1x Store Room

1x Vending Room

1x Pantry, Vending & Breakout Area



columbus courtyard

westferry circus





Typical Floor

23,370 sq ft / 2,171 sq m

UK Legal Layout

Workspace Allocation

71 Double Fee Earner Offices
2 Single Fee Earner Offices

Total Fee Earners 114

26 Administrative Assistant Workstations
1 AA per 5 Fee Earners
8 Paralegal Workstations
1 PL per 14 Fee Earners
4 Business Support Workstations

Total Population 152

Planning Ratio

1 person per 154 sq ft
1 person per 14 sq m

Ancillary Spaces

4x 4 Person Meeting Rooms
1x 10 Person Meeting Room
4x Case Rooms
3x Copy and Print Rooms
2x Server Rooms
1x Pantry, Vending & Breakout Areas
2x Store Rooms
1x Vending Area



Key

- Office
- Core
- Terrace

Floor plans not to scale. For identification purposes only.

Sixth Floor

15,650 sq ft / 1,454 sq m

Open Plan Layout

Workspace Allocation

142 Open Plan Workstations
1 Managers Desks

Total Population 143

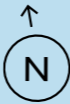
Planning Ratio

1 person per 109 sq ft
1 person per 10 sq m

Ancillary Spaces

1x 12 Person Meeting Room
2x 8 Person Meeting Rooms
1x 6 Person Meeting Room
1x Project Room
4x Phone Rooms
3x Copy / Print Rooms
2x Communications Rooms
1x Pantry, Vending & Breakout Area
2x Recycling Points





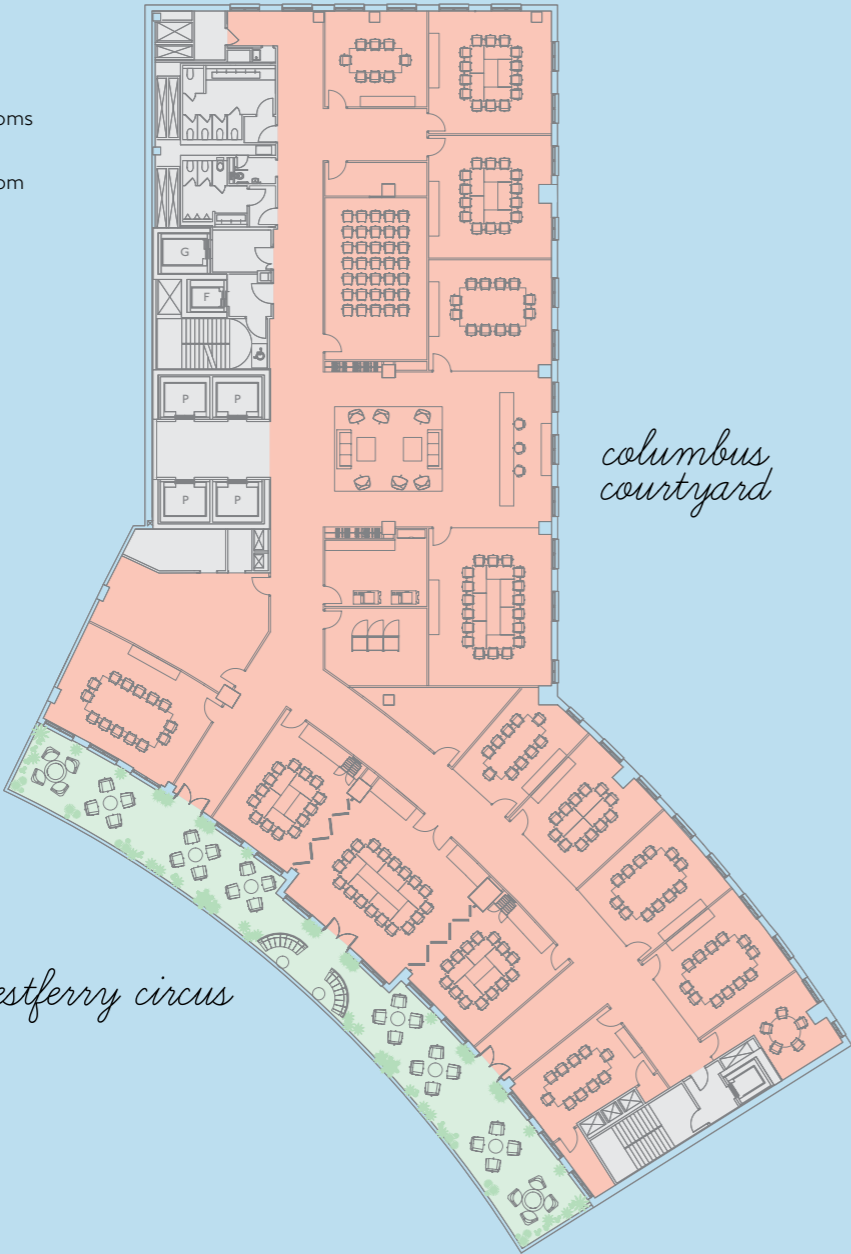
Eighth floor

13,630 sq ft / 1,266 sq m

Client & Conference Suite Layout

Ancillary Spaces

- 1 x 5 Person Meeting Room
- 1 x 8 Person Meeting Room
- 2 x 10 Person Meeting Rooms
- 4 x 12 Person Meeting Rooms
- 3 x 14 Person Meeting Rooms
- 2 x 14 Person Multifunction Rooms
- 1 x 18 Person Meeting Room
- 1 x 18 Person Multifunction Room
- 1 x 35 Seater Auditorium
- 1 x AV Room
- 1 x Server Room
- 1 x Copy and Print Room
- 2 x Store Rooms
- 1 x Kitchen



Key

- Office
- Core
- Terrace

Floor plans not to scale. For identification purposes only.

building specification

1.0 General

The Base Building

The existing building is constructed of a reinforced concrete frame. The existing structure and envelope will be retained with new finishes and the shell and core engineering services shall be replaced with new. Distribution of services within the building will be provided from new mechanical and electrical plant rooms and will extend to the office accommodation via vertical risers, terminated at each floor adjacent to the shaft and/or plant room wall.

The office floors are to be refurbished to a shell and core finish save for the 5th floor which will be finished to a new Category A finish. The building is to be designed with the aim of achieving a 'Very Good Refurbishment' BREEAM 2008 rating.

Amenities

- 72 dedicated car parking spaces (2 disabled spaces)
- 20 motorcycle spaces
- 55 bicycle spaces
- 76 lockers
- Six female & six male showers

2.0 External Finishes and Landscaping

Exterior Walls for Typical Floors and Retail Areas

The exterior wall consists of a prefabricated precast cladding system

3.0 Interior Finishes in Public Spaces

Plaza Level Entrance and Lift Lobby

Floors shall be natural stone, walls will be a combination of back-painted laminated glass with bronze mesh, concrete or metal panels with porcelain skirting.

4.0 Toilets

Typical Office Floors:

One person/10m² NIA 60%:60% male/female with 80% utilisation.

5.0 Tenant Areas

Typical Office Floors (for shell and core only specification)

Typical office floors shall provide for a 200mm raised floor zone (top of slab to floor finish) together with a raised floor to ceiling height of 2750mm.

6.0 Lifts

6.1 Performance

- a. The building shall be served by a group of four passenger lifts using destination group control.
- b. The existing passenger lifts comply with the performance criteria of BCO 2009 / CIBSE based on a density of 1:10 and a utilisation factor of 80%.

6.2 Duties and speeds shall be as follows:

Passenger Lifts:	4 x 24 persons/1875 kg. at 2.5 metres per second.
Goods Lifts:	1 x 24 persons/1800 kg. at 1 metre per second.
Fire Fighting Lifts:	2 x 8 & 10 persons 630/750 kg. at 1 metre per second.

6.3 Finishes

The passenger cabs shall have high grade finishes applied suitable for a grade A office building including stone flooring and glass feature walls. The fire fighting cabs shall be lined with rigidised stainless steel and shall have rubber studded floor tiles.

7.0 Structural Work

7.1 Substructure & Superstructure

The refurbishment is constructed from reinforced concrete supported on bored poles. The office building has a reinforced concrete superstructure.

building specification (cont'd)

Above ground, the building has a reinforced concrete frame. Column spacings vary due to the shape of the building. Typical floors are formed using a 410mm deep waffle slab with a 300mm deep mould and 110mm of topping. Support beams are generally 410mm deep. The SE corner of the building adjacent to Westferry Circus adopts a 410mm deep ribbed slab with deeper support beams due to increased spans.

7.2 Loading

Typical Office

Typically, office floors have been designed to support an imposed load of 3.5kN/m², plus 1kN/m² for lightweight partitions.

Basement Areas

Car parking areas have been designed for 2.5kN/m².

8.0 Mechanical Services

8.1 Design Criteria	Heating	Cooling
Outside Temperatures:	-4°C (Winter)	28°C db (Summer)
Inside Temperatures:		
Offices:	21°C db ± 1°C with humidity control to 30% RH ± 10% RH	22°C ± 1°C 50% RH ± 10%
Lift Motor Room:	13°C	32°C (max)
Heated Areas:	20°C db ± 2°C	
Toilets, Stores:	No humidity control	

a. Fresh Air Quantities

12 litres per second per person

b. Supply Air Quantity

Offices:	As required by defined load densities and building envelope
Toilets:	Transfer from office accommodation

c. Exhaust Air Quantities

Toilets:	10 air changes per hour
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d. Smoke Exhaust:

Office:	Six air changes per hour mechanical exhaust. System sized to exhaust the single largest floor
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e. Load Densities for Cooling

Offices:	Lighting	1.2 Watts/sq ft
	Small Power	12.5 Watts/sq ft
	People	1 person/108 sq ft (10 sq m)

f. Noise and Vibration Control

Offices:	NR38 (typical with Cat A installation matching the MSDF NR45 when emergency plant is operating)
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8.2 Systems

Primary Heating and Cooling System

The primary heating and cooling system to the office floors shall be provided by means of high efficiency, water to water heat pump units which provide simultaneous heating and cooling.

8.3 Air Conditioning Systems

- a. Valved and capped chilled water branches shall be provided outside of the core at each floor level.
- b. The outside air ductwork shall be capped off outside of the core at each floor. The branches will be extended as part of the Category A Works by the tenant to supply outside air to the inlet of each fan coil unit.
- c. The ceiling spaces shall be utilised as return air plenum for office areas.

9.0 Electrical Services

9.1 Design Criteria

a. Load Densities – Office Areas

Lighting	1.2 Watts/sq ft (12.91 W/m²)
Sockets and Small Power	2.5 Watts/sq ft (26.09 W/m²)

b. Electrical Service

Electrical service provided via UKPN 400V transformers. The number of transformers provided is sufficient to cope with the base building load densities described above and base building mechanical loads.

c. Distribution

Low voltage, metal clad, switchgear with air circuit breakers, shall distribute power to the building loads. A rising bus bar installation shall deliver power to the office floors, with separate risers for mechanical equipment loads and tenants’ lighting and small power. Lighting and small power tenant risers shall be sized to deliver 45.19 W/m² (4.2 W/ft²).

d. Lighting and Small Power

Lighting and small power panels shall be fed by rising busbars rated at 400/230 volt three-phase, four wire located in the electrical cupboards.

e. Statutory Generator

Emergency/standby power shall be provided to support code required base building life safety systems by a diesel fuelled engine generator set with 24 hour fuel storage capacity, space provision for a tenant generator shall be provided.

f. Emergency Lighting

Emergency lighting in all common areas and means of escape routes shall be served by inverter packs to statutory requirements and supported by emergency generator.

9.2 Special Systems

a. Telephone Communications

Main service switchrooms with conduit service entrances for British Telecom, Colt and Cable & Wireless have been provided. Cable trays connections from the service rooms to the riser closets shall be provided. Telephone service cupboards shall be provided on each floor connected via vertical floor sleeves.

b. Fire Alarm, Life Safety and Firemans’ Remote Fan Control System

A fully addressable, computer based, fire alarm system (FAS) with integrated public address system shall be provided to statutory requirements.

c. Uninterruptable Power Supply (UPS)

Space allowance for tenant required systems shall be provided.

d. Lightning Protection

A lightning protection system is provided that meets statutory requirements.

e. Security Provisions

- 1. An integrated security system shall be provided and shall include full closed circuit television (CCTV) surveillance of exterior public areas such as arcades, and the loading dock.
- 2. Full function access control system shall be provided to the building perimeter.
- 3. Central monitoring equipment.

f. Energy Metering System

An energy metering system shall be provided to comply with Part L2 of the building regulations

g. Satellite and Aerial Installations

Space shall be made available for tenants and sub-tenants satellite and aerial installations.



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