

HERE⁺ + NOW⁻

SPECIFICATION

Air Conditioning

- 4 pipe fan coil system
- Fresh Air – 12 L/s + 10% per person

Lifts

- 3 x 13 person passenger lifts
- Designed to BCO

Lighting

- Recessed 600 x 600 LED

Light fittings

- 350 LUX for screen based tasks
- PIR & Daylight sensors

Occupational Density

- 1:8m²

Cycling

- Secure bike storage area
- 79 cycle racks
- 7 electric cycle racks
- 5 e-scooter spaces & charging points
- Cycle maintenance area
- End of journey facilities designed by 5 at Heart

Wellness

- 7 showers
- 128 lockers
- Towel storage
- 4 Bottle filling stations
- RESET Air Quality monitoring

Parking

- 266 car parking spaces
- 10 Electric charging points

Café + Amenities

- Café totalling 1,369 sq ft
- Outdoor Cinema
- Outdoor working zone

Accessibility

- Fully DDA compliant

Community

- Dedicated Lifestyle Manager
- Fleet Room containing leisure equipment

Smart Building

- Here + Now Building APP provided by Cureoscity

ESG

- BREEAM Outstanding
- FitWel 3*
- Net Zero Carbon
- RESET[®] Air Accreditation
- EPC B
- Heart Beat Cycling Accreditation
- Wiredscore Platinum

Floor to Ceiling

- 2.8 m

Connectivity

- Diversified fibre connection
 - Fibre provided by Telcom - open protocol, 200+ providers available
 - Dedicated fibre connection to each floor
 - Wi-Fi in all common areas
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