



THE BLADE

SHARP THINKING

SPECIFICATION

- Ceiling mounted four-pipe fan coil air conditioning system.
- Suspended ceiling system comprising 750mm x 750mm metal tiles.
- High frequency LG7 compatible lighting with PIR (Proximity Infra Red).
- Fully accessible raised access flooring with a nominal overall depth of 150mm comprising 600mm x 600mm metal tiles.
- Two 13 person scenic lifts, two 13 person standard lifts and one goods lift.
- Designed on a 1.5m planning module.
- Finished floor to ceiling height of 2.7m.
- Male, female and disabled toilet facilities on each floor.
- Shower rooms and changing facilities on the lower ground floor.
- A fully networked Building Management System to control and monitor all plant and equipment and capitalise on the energy efficiency of the building.
- A full and comprehensive colour CCTV system at strategic locations throughout the common areas of the building.
- An intruder detection system to cover all external access doors and routes to the building.
- 20 underground car parking spaces.
- 'Very Good' BREEAM rating.
- EPC Rating (C)75.