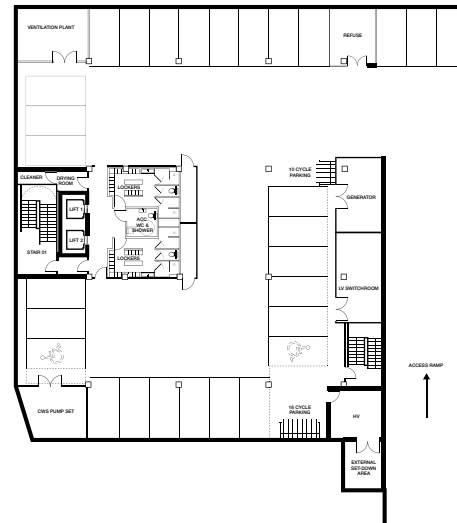


# 6 CARDIGAN STREET

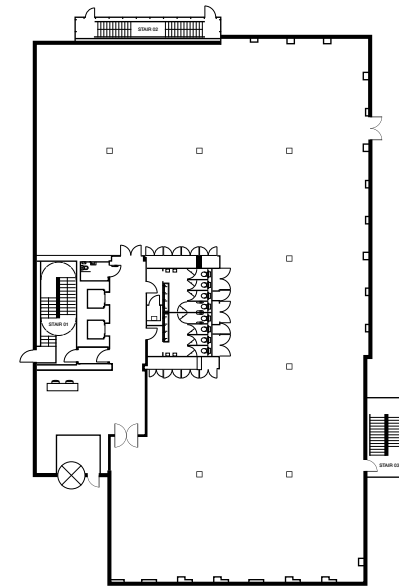
- + Fully glazed double-height entrance lobby
- + Highly efficient and flexible floor plates designed around an atrium and central core
- + Designed to BREEAM 2011 'Very Good' and EPC B
- + High efficiency 4 Pipe fancoil comfort cooling with central plant
- + 29 car parking and 26 bicycle spaces at basement level
- + Separate male and female basement changing and drying facilities including 26 lockers
- + WC provision based on an occupancy rate of 1 person per 10m<sup>2</sup> NIA at 120%
- + Fire escape capacity based on 1:6m<sup>2</sup> occupancy
- + Mechanical plant based on an occupancy of 1:10m<sup>2</sup>
- + Two 13 person lifts
- + Suspended ceiling with metal ceiling tiles
- + High efficiency LG7 compliant luminaires with daylight control
- + 2.9m floor to ceiling height
- + Floor loading for the ground and upper floors of 4.85 kN/sq m (3.85+1kN/sq m)
- + Fully accessible raised (175mm) floor

## A SELF-CONTAINED OFFICE BUILDING TOTALLING 45,331 SQ FT

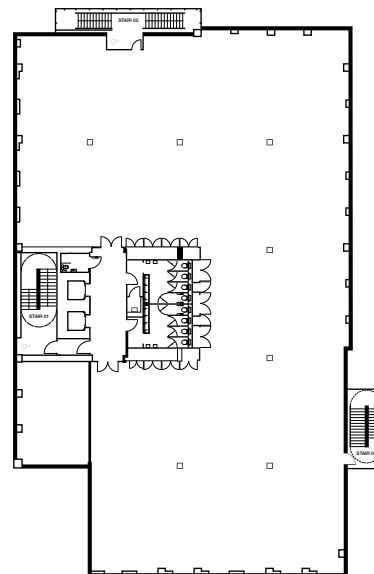
FLOOR	NIA sq ft	NIA sq m
Ground	10,236	951
Ground Reception	758	71
First	10,571	982
Second	11,883	1,104
Third	11,883	1,104
TOTAL	45,331	4,212



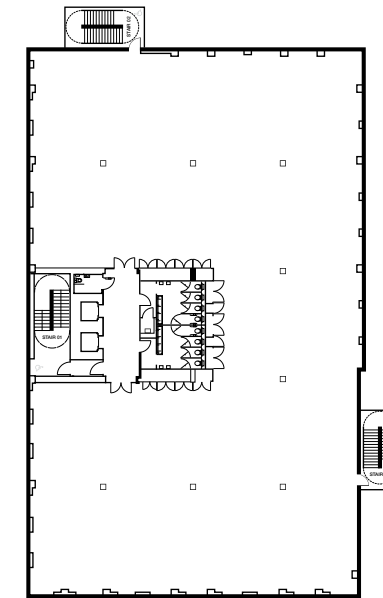
**BASEMENT**



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND AND THIRD FLOOR**