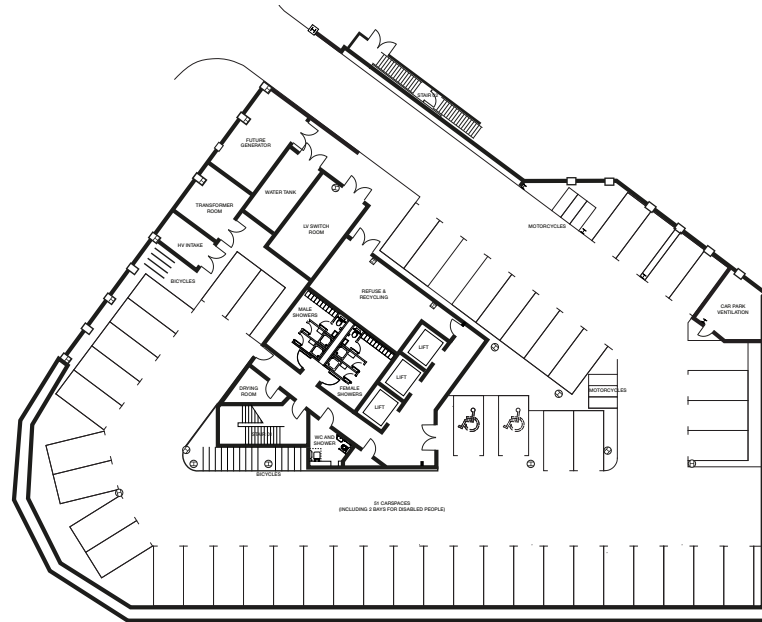


- + Fully glazed entrance lobby opening onto an atrium
- + Highly efficient and flexible floor plates designed around an atrium and central core
- + Designed to BREEAM 2011 'Very Good' and EPC B
- + High efficiency 4 Pipe fancoil comfort cooling with central plant
- + 51 car parking and 38 bicycle spaces at basement level
- + Separate male and female basement changing and drying facilities including 39 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 BCO recommendations for an occupancy of 1:10m<sup>2</sup>
- + Potential to enhance occupancy to 1:8m<sup>2</sup>
- + External terrace at fourth floor
- + Three 13 person passenger lifts
- + Suspended ceiling with metal ceiling tiles
- + High efficiency LG7 compliant luminaires with daylight control
- + LED Lighting to cores
- + 2.9m floor to ceiling height
- + Floor loading for the ground and upper floors: 4.85 kN/sq m (3.85+1kN/sq m)
- + Fully accessible raised (175mm) floor

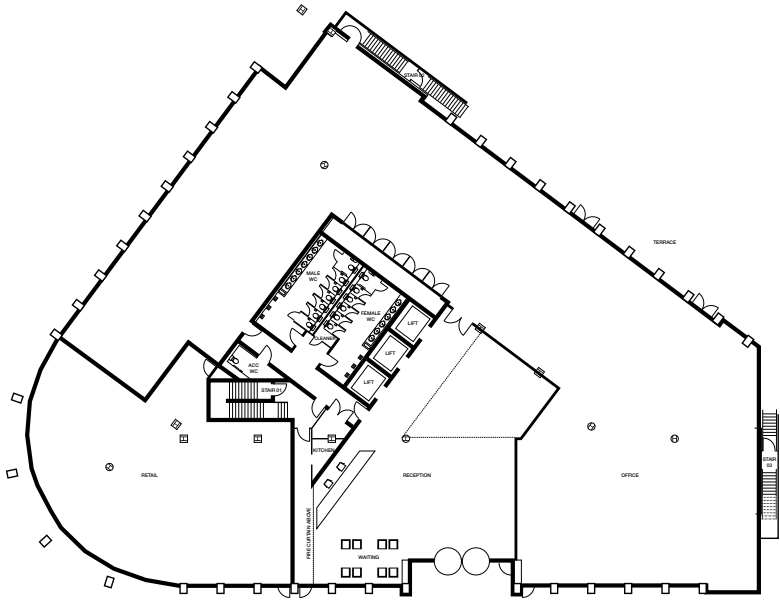


## BASEMENT

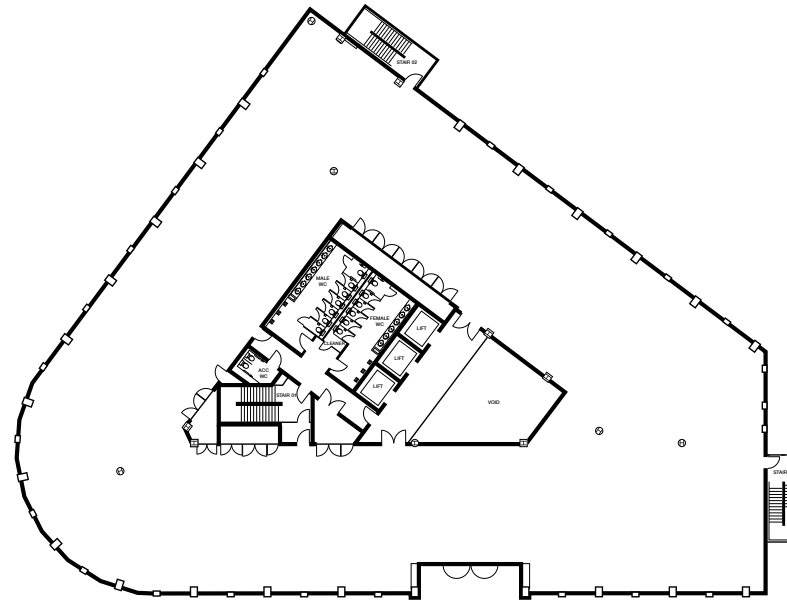
## A SELF-CONTAINED OFFICE BUILDING TOTALLING 83,571 SQ FT

FLOOR	NIA sq ft	NIA sq m
Ground Reception	3,240	301
Ground Retail	3,261	303
Ground	10,732	997
First	16,867	1,567
Second	17,104	1,589
Third	17,104	1,589
Fourth	15,263	1,418
<b>TOTAL</b>	<b>83,571</b>	<b>7,764</b>

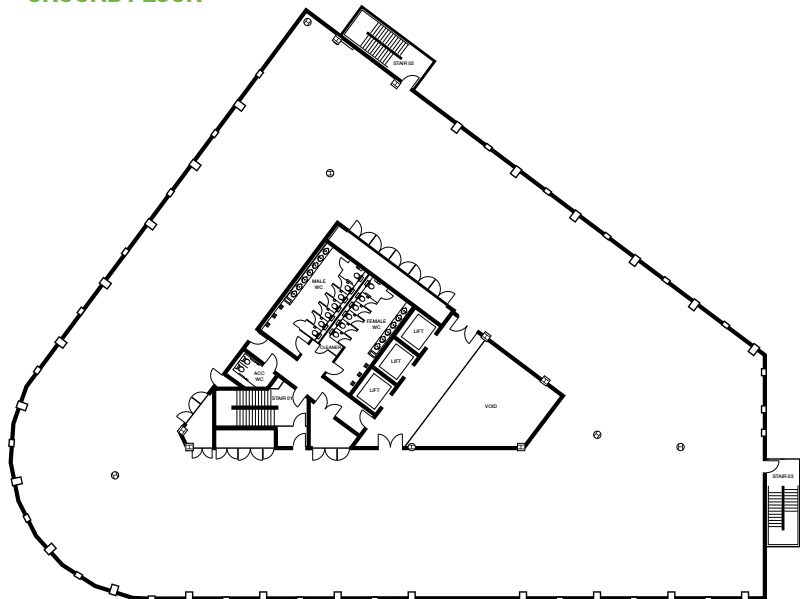
# 8 CARDIGAN STREET



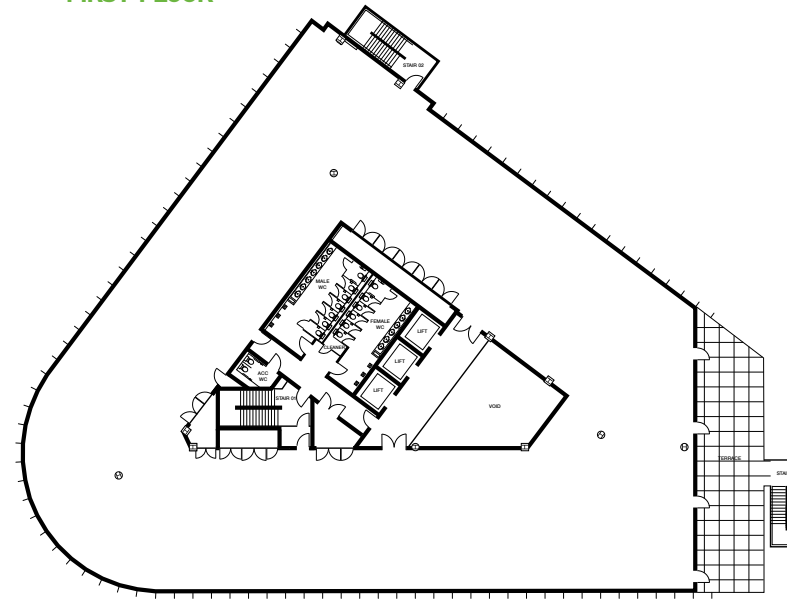
GROUND FLOOR



FIRST FLOOR



SECOND AND THIRD FLOOR



FOURTH FLOOR