The development is expected to achieve:-
• A BREEAM Accreditation of Excellent.
• EPC Rating – target B.
• WiredScore Accreditation – target Platinum.

Introduction
• The building has been developed generally in accordance with the guidelines set out in the British Council for Offices Design Guide 2014.
• The development has a gross external area of approximately 35,000m². Above ground there are 20 floors of office space together with a double height restaurant at floors 23 and 24. The building is generally serviced from the basement and upper floor plant areas at floors 21 and 22.

Office Fit-Out
• Office areas will be fitted to Category A standard including all building services.
• The ceiling will comprise perforated metal tiles incorporating 1200 x 300 flush mounted LED luminaires.
• Raised access flooring - 150mm.
• Heating and cooling is provided to office areas by a 4-pipe system with FCU controls zoning 6 metres wide and 4.5 metres deep at perimeter.
• 103 Colmore Row has 12 lifts including two dedicated lifts serving the roof top restaurant and a single 30-person/3,000 kilogram goods lift. There is also an additional passenger lift access to bicycle and car parking levels.
• Separate male and female changing facilities and shower cubicles located at basement level plus WC’s, drying room and cleaners cupboard.

Occupational Criteria
• The building has a means of escape occupancy ratio based on 1-person per 6m² for the office accommodation.
• Toilet accommodation is provided at the density of 1-person per 10m² in an arrangement of unisex super loos.
• Lift installations provide for an occupancy of 1-person per 8m² on floors 1 – 11 and 1-person per 10m² on floors 12 to 20 inclusive.
• The cooling and heating systems are based upon 1-person per 8m² for floors 1 – 11 and 1-person per 10m² for floors 12 – 20.
• The building is designed to accommodate 24-hour/7-day-a-week access.
• Floor loading – office accommodation 3.5 kn/m² (plus 1 kn/m² for partitions).

Building Services Criteria
• External design conditions - Summer 28°c / Winter -4°c.
• Internal design conditions - Office area: Summer 22°c / Winter 22°c.
• Office Fresh Air Ventilation - 12 litres per person.
• Tolerances – based on room temperature plus or minus 2°c at point of measurement.
• Lighting – Office areas: 375 – 400 lux.
  - Toilets: 200 lux.
  - Staircases: 100 lux.
  - Reception: 200 – 300 lux.
  - Car Park: 75 lux.

Timeline
Practical Completion of the development is anticipated in May 2021.

Professional Team
Project Manager: Quantem
Planning Consultant: GW Planning
Architect: Doone Silver Kerr Architects
Cost Consultant: Quantem
Principal Designer (CDM): Quantem
Structural Engineer: Davies Maguire
M&E Services Engineer: ARUP
Environmental Consultant/BREEAM: Watkins Payne Partnership
Vertical Transportation Engineer: Hilson Moran Partnership
Fire Engineering Consultants: Fire Ingenuity
Legal: Stephenson Harwood LLP
Agents: Cushman & Wakefield Knight Frank LLP Colliers International
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