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## SUMMARY SPECIFICATION

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### WORKSPACE

- Two private entrances: for employees and visitors
- Front-of-house bathroom suite
- Central lightwell for natural light
- Double-glazed partitioning system, with heritage, Crittall details
- Sound-absorbing carpets throughout the offices
- Tailored benched desking
- Premium vinyl parquet flooring

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### BUILDING

- 7,650 sq ft offices
- 3,820 sq ft typical floorplates
- 2.9m typical floor to ceiling heights
- 6 secure cycle spaces
- 10 lockers
- Male and female changing facilities, including 2 showers
- EPC rating C
- SKA 'Gold'
- Fully air-conditioned underfloor system
- Delivered and managed by Great Portland Estates plc