



SPECIFICATION

AT A GLANCE

- BREEAM 'Excellent' rating.
- EPC 'B' rating - 39 points
- High performance Cool-Lite™ solar control curtain walling with advanced thermal insulation and solar control.
- Original architectural stone features to main facades retained and improved.
- High quality double height reception areas.
- Feature glazed meeting room facilities associated with reception area at Two Colmore Square.
- High specification Daikin VRV III heating and cooling system.

- Full raised access flooring.
- Perforated metal suspended ceilings with lighting designed to assist in achieving LG7 standard.
- High speed passenger lifts and dedicated goods lifts.
- Full D.D.A compliance to all levels.
- Dedicated WCs at each level.
- 24 hour access.
- Electronic pedestrian access control within reception area including disabled access.
- Secure basement parking (1:1,500 sq ft).
- Active management support.
- High levels of connectivity.

LANDLORD'S BASE BUILD CATEGORY A SPECIFICATION -

Subject to enhancement by agreement.

ACCESS CONTROL

The offices have two principal entrances, one serving Two Colmore Square fronting Colmore Row and the other serving Cannon House fronting Old Square.

24 hour commissionaires assisted by a comprehensive CCTV system. Access control systems utilise proximity readers installed at vehicular and pedestrian entry and exit points.

Manned security is provided 24 hours a day, 365 days a year. The building is fitted with a digital CCTV system having thirty fixed and multi functional high resolution cameras covering the perimeter of the building and entry and exit points.

ACOUSTIC RATING

Office space achieves a noise criteria of NR38.

BREEAM RATING

The building has been certified as achieving a rating of Excellent in accordance with BREEAM 2006.

CAR PARKING AND DELIVERIES

Accessible via secure high speed roller shutter doors from Steelhouse Lane, the building benefits from two levels of basement car parking providing 155 car spaces dedicated to office occupiers within the building. Proximity cards provide access for staff allocated a parking space and an intercom is linked to reception to provide access for prearranged visitors requiring use of the car park. Lower and upper loading bays are accessible for deliveries.



CEILINGS

Suspended ceilings to main office areas approximately 2,700mm above the finished floor level (2,450mm Level 2, Cannon House).

Suspended ceilings formed with 15mm wide exposed grid system with inset 600 x 600mm metal pan regulated ceiling tiles, insulated in accordance with manufacturer's recommendations. Perimeter feature ceiling detail formed with 600mm x 600mm plain square edge metal pantiles.

DESIGN OCCUPANCY

Design occupancy: 1 person per 8.5 sq m for comfort cooling and mechanical ventilation.

An allowance of 6.6 sq m per person has been allowed in the calculation of means of escape.

DESIGN AND PERFORMANCE PARAMETERS

The principal design parameters adopted for the mechanical and electrical services installation are:

External design conditions:

Winter -5 degrees C
Summer 29 degrees C

Internal design conditions:

Summer 22 degrees C (dry bulb)
Winter 21 degrees C (dry bulb)

Humidity is not controlled however de-humidification occurs during the cooling cycle.

Extract Rates: Toilets 10 air changes per hour extract, negative pressure supply air make-up.

Equipment heat gains: The system is designed for heat gains of 250 watts per person or 25 watts per sq m.

Fresh air provision: 10 litres per person per second for office space

Ventilation is provided from a range of Daikin VAM heat exchange ventilation units. These units recover heat cooling energy from the extracted air and transfer this energy to the filtered fresh air supply minimising room temperature changes caused through ventilation and maximising efficiency.

Office areas are served by a series of Daikin Variable Refrigerant Volume (VRV III) heat recovery, ducted fan coil units, capable of providing heating or cooling to each zone irrespective of the operating mode of adjacent units. Fan coil units each serving approximately 35 sq m to internal zones and 20 sq m for perimeter zones in order to allow for the flexibility to install cellular offices.

Each fan coil unit is capable of becoming an individual control zone with a number of control zones being easily altered to suit office layout revisions from the centralised touch screen controller. There is one touch screen controller per zone, which offers three levels of password protection and provides control over on/off functions, temperature set points, fan speed and timer functions.

DISABLED PROVISION

All statutory regulations governing the design of office buildings for the use by disabled persons are fully complied with. Disabled WCs are provided at each level.

FINISHES TO OFFICE AREAS

Cherry hardwood doors and frames provided to office areas. Cherry veneered skirting installed to all free wall areas and columns. Internal doors have feature brushed stainless steel fittings.

Fully skimmed dry lined matt emulsion decorated walls throughout.

FINISHES TO TOILET AREAS

Full height floor to ceiling cubicles constructed from cherry effect melamine faced moisture resistant 25mm board.

High quality white porcelain sanitary ware with wall mounted WC pans and concealed cisterns and pipe work activated with passive controlled water saving sensors. Corian top vanity units with moulded sinks with chrome pop up waste and mono block mixer taps activated with passive controlled water saving sensors. High quality porcelain charcoal rivened slate effect floor tiles.

FIRE ALARM

The building is fitted with a Gent Vigilon L1 fire alarm system.



FLOOR LOADING

Imposed structural loading: floors – assumed minimum loading 2.5kn per sq m plus an allowance of 1.0kn per sq m for partitions. However, the building was constructed originally as a carpet warehouse and is likely to have actual loadings excess of like 4kn per sq m.

LIFTS

Two Colmore Square is served by three 13-person lifts which access upper floors and the basement car park

Cannon House is served by two 12-person lifts which access the upper floors and the basement with a separate dedicated hydraulic lift serving Level 1.

Various ancillary passenger and goods lifts serving all office floors are provided and are easily accessible from the basement car park and loading bay.

LIGHTING INSTALLATION

600mm x 600mm recessed lighting modules provided to main office areas with integrated emergency lighting as required to meet current regulations. The installation is designed with LG7 in mind, to provide a high quality working environment. Switching is by way of energy saving passive daylight sensors.

Feature down lighters provided to central columns with recessed light fittings to perimeter bulkheads.

General offices: 400 lux at working plain.

OFFICE CARPET AND FLOOR BOXES

Tenant allowance for good quality contract grade carpet and provision of floor boxes/grommets at a ratio of 1:10 sq m.

RAISED ACCESS FLOORING

600 x 600mm steel encapsulated floor panels supported on adjustable steel pedestals set at approximately 150mm above slab level.

SOLAR CONTROL

High performance Cool-Lite™ solar control curtain walling with advanced thermal insulation and solar control and aluminium Brise Soleil detail to the main curtain wall glazing.

SUPERSTRUCTURE

Reinforced in-situ concrete frame comprising cast in-situ floor slabs spanning between beams, which in turn gain support off a grid of columns.

WC FACILITIES

Self-contained male, female and disabled toilet facilities located within each demise. Shower, wash room facilities and lockers are available to occupiers.



CONNECTIVITY

The building is classed as a HIGH CONNECTIVITY site, according to an independent assessment by ColoAdvisors. General features include:

- Frame room with copper and cabling distribution
- 4 carriers entering the frame room
- 4 carrier networks in close proximity
- Diverse building entry solution

NETWORK PRESENCE

The building benefits from close proximity to eight different telecommunication providers. Four of these providers (BT, C&W, Telewest and Thus) have fibre that enter directly into the Frame Room. This is distributed internally throughout the building over a copper distribution system.

DIVERSE ENTRY SOLUTION

A diverse entry solution is available at the location, affording a more secure and reliable telecommunications capacity. Alternative fibre access routes enter the building from opposite sides.

SERVICES

A varied choice of business class telecommunications services can be delivered. The choice of suppliers enables the occupier to benefit from competitive market rates. Occupiers can enjoy telecommunications provisions such as:

- ADSL and SDSL broadband services
- High-speed Internet access, and E-mail
- Firewall/Security
- Hosting
- Telephony/IP Telephony

While such services may be provided directly by one of the providers mentioned, other suppliers may be able to deliver their services over existing networks.

MANAGEMENT STATEMENT

CLEANING

A daily cleaning contract is in place to cover the cleaning of communal parts within the building.

CONCIERGE SERVICES

Concierge services are available from reception. Services include theatre/cinema bookings, hotel/restaurant reservations, dry cleaning, car valeting and health and relaxation bookings.

HEALTH AND SAFETY

All operation and maintenance manuals and health and safety information is available on site, ensuring repairs and maintenance are carried out quickly and efficiently. The eRisk record system, provided by health and safety specialist Connaught, is adopted to ensure all H&S requirements are adhered to at all times.

MECHANICAL AND ENGINEERING

The building benefits from an extensive maintenance contract with Honeywell Engineering which includes a full time on site engineer.

RECYCLING AND WASTE COLLECTION

Facilities are available for recycling paper, cardboard, glass, plastic, aluminium cans and printer and copier cartridges, alongside the collection of general waste.

SERVICE CHARGE

Reduced energy consumption and in turn lower electricity costs compared with competing buildings, coupled with the efficient running of Two Colmore Square and Cannon House ensure a highly competitive service charge. The service charge is levied quarterly in respect of the provision of building management services. Details of the service charge are available from Managing Agents, CB Richard Ellis.

