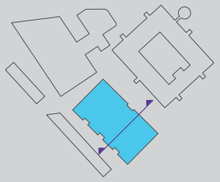
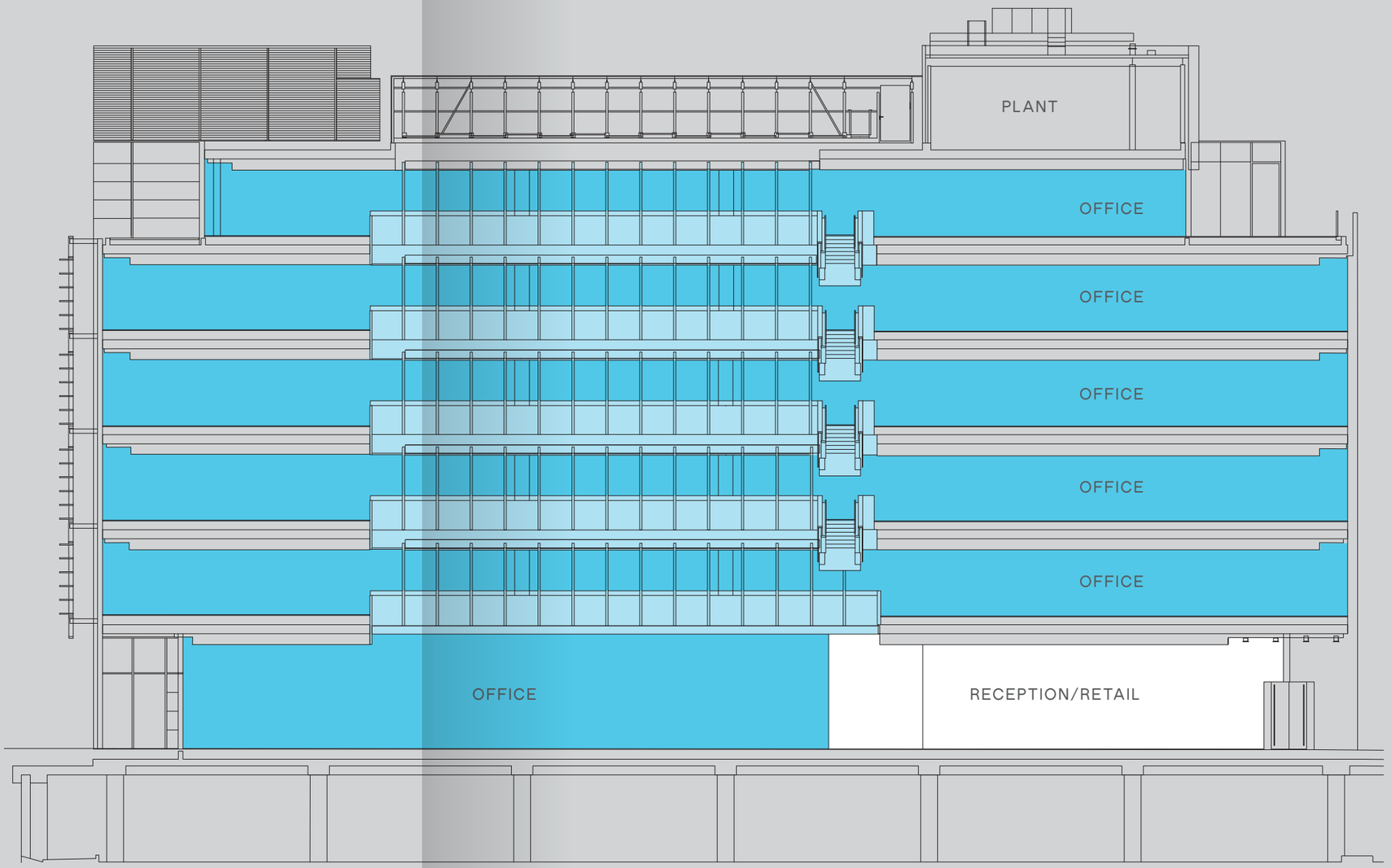
THE MEDIAWORKS

SCHEDULE OF AREAS



FLOOR	SQ FT	SQ M
FIFTH	32,150	2,987
TERRACES	8,010	744
FOURTH	42,925	3,988
THIRD	42,920	3,987
SECOND AVAILABLE	20,600	1,914
SECOND PRE-LET	YOOX NET-A-PORTER GROUP	
FIRST PRE-LET	YOOX NET-A-PORTER GROUP	
GROUND NORTH	14,110	1,311
GROUND SOUTH	8,685	807
RECEPTION	7,934	737
TOTAL OFFICE AREA	231,180	21,477
CAR PARKING	1:4,500	1:418

The lettable floor areas are all approximate net internal and subject to on-site verification

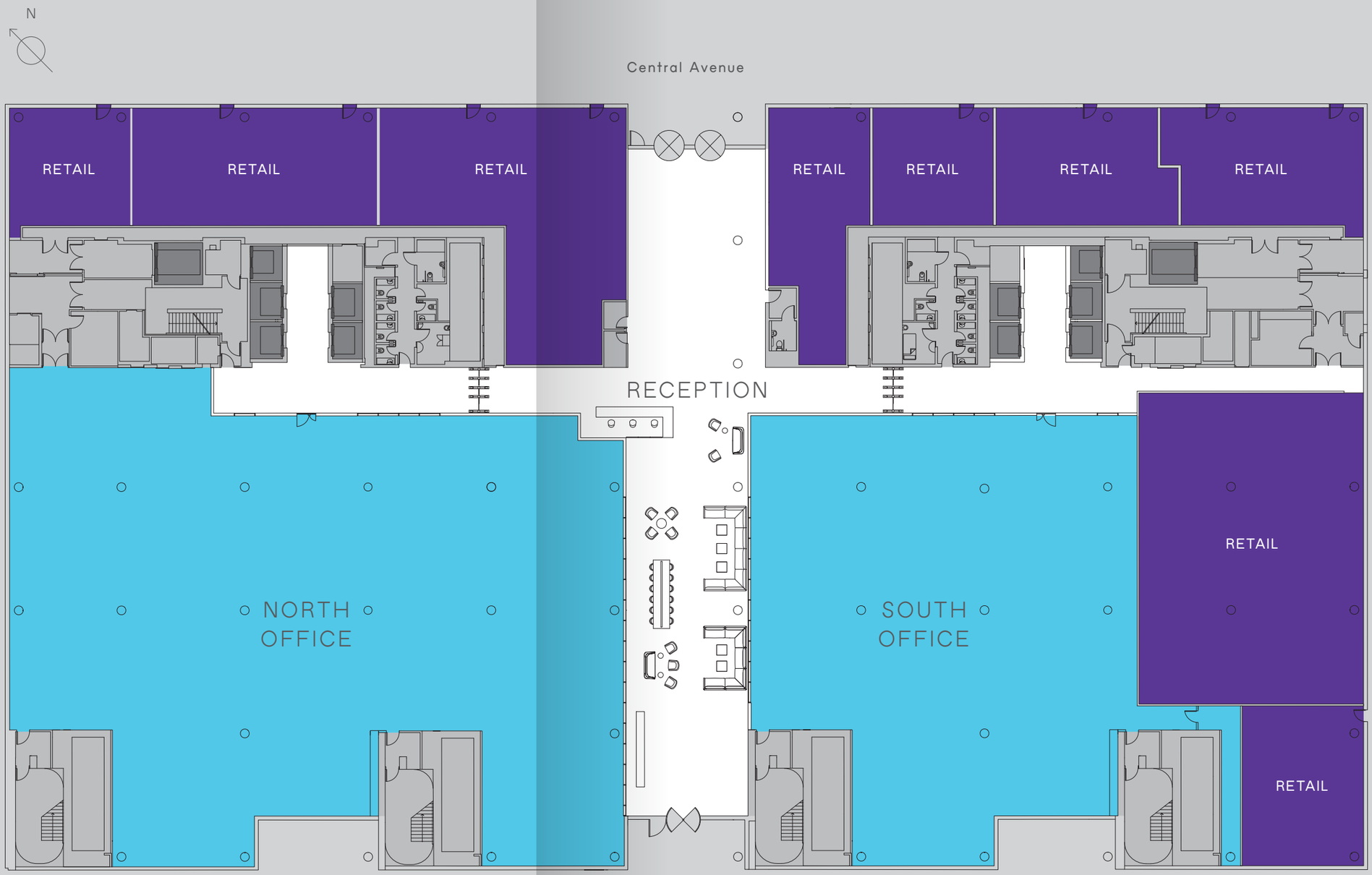


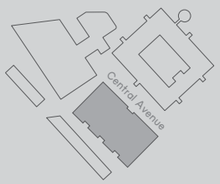
THE MEDIAWORKS

GROUND FLOOR

- Office
- Retail
- Reception
- Communal

NORTH OFFICE	SOUTH OFFICE	RETAIL
14,110 SQ FT	8,685 SQ FT	14,416 SQ FT
1,311 SQ M	807 SQ M	1,339 SQ M





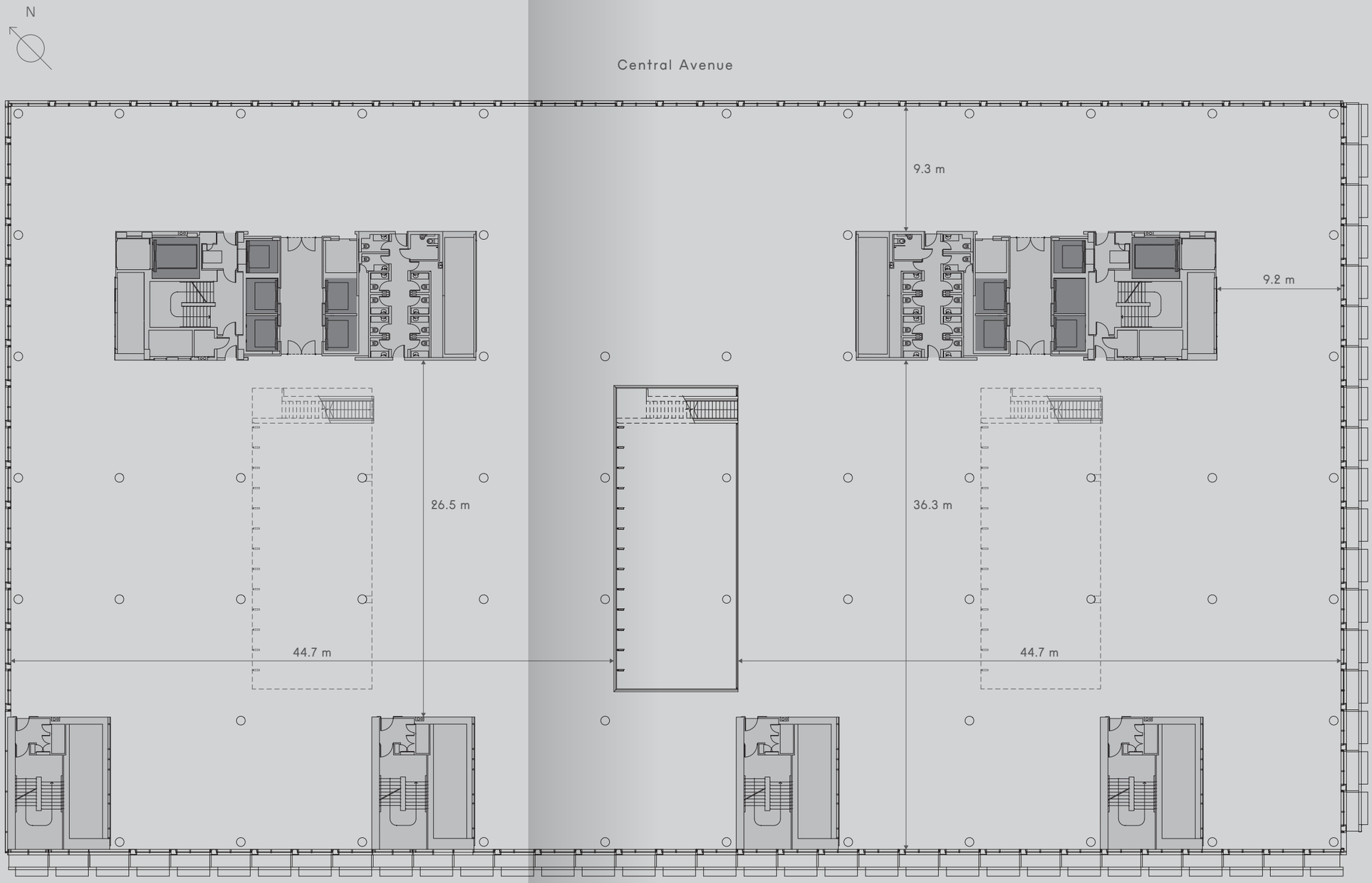
The Garden

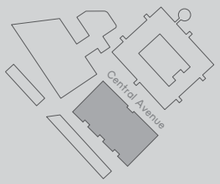
FIRST FLOOR

Office
Communal
Let

OFFICE

PRE-LET

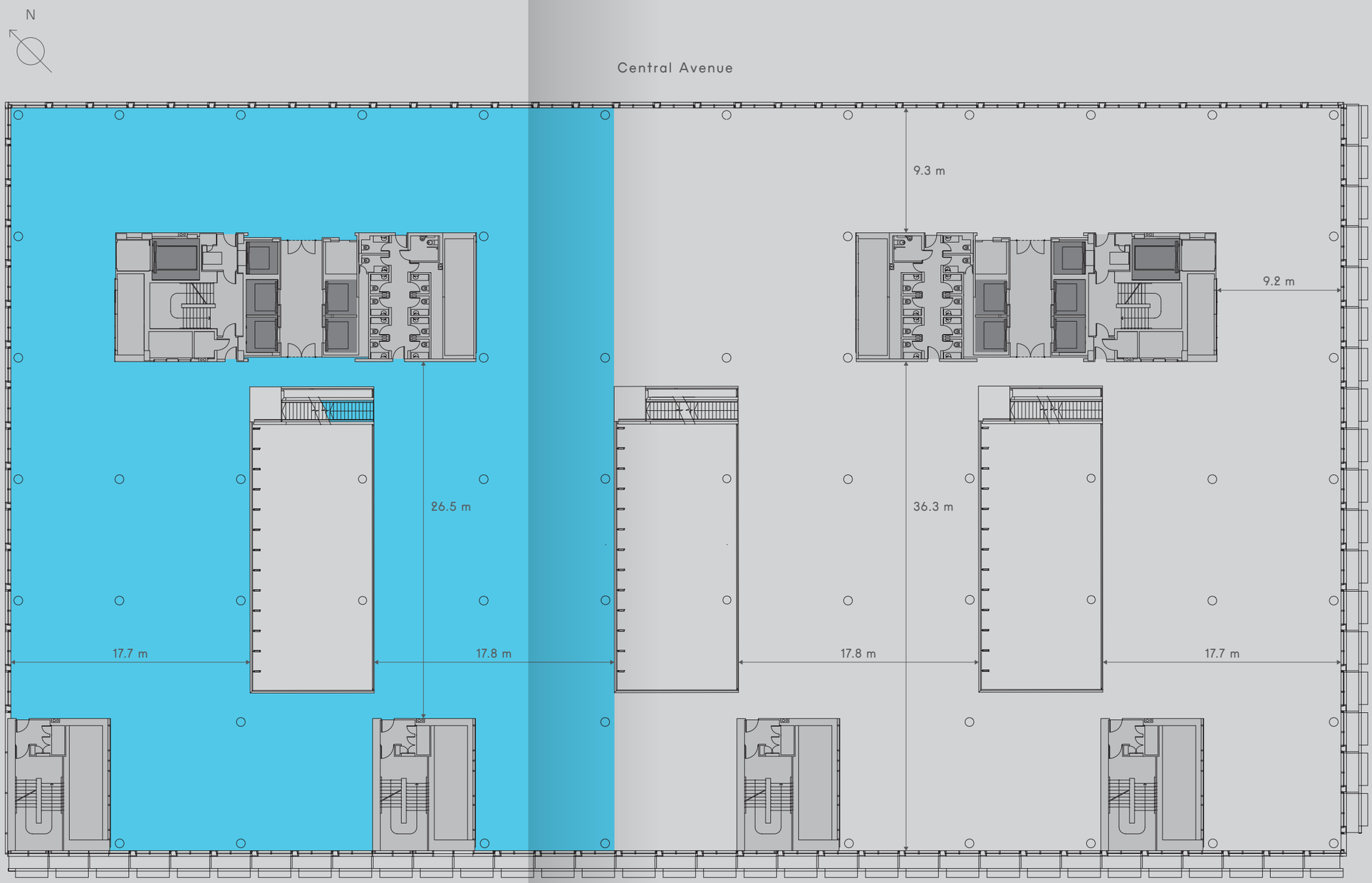


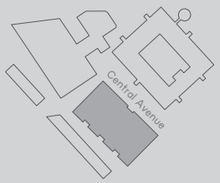


SECOND FLOOR

Office
Communal
Let

AVAILABLE OFFICE
20,600 SQ FT
1,914 SQ M

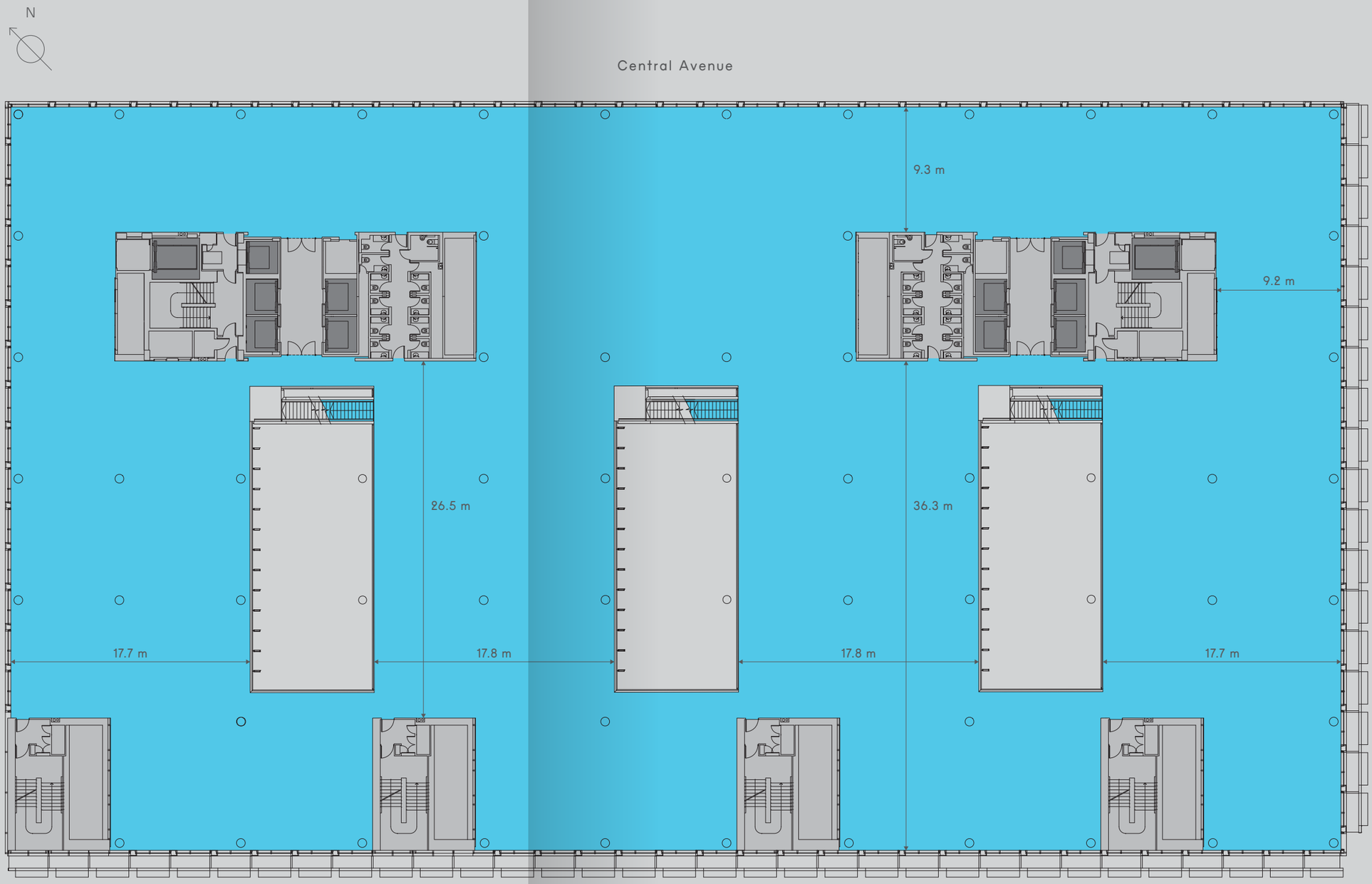


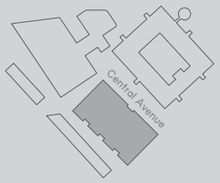


THIRD FLOOR

Office
Communal

OFFICE
42,920 SQ FT
3,987 SQ M



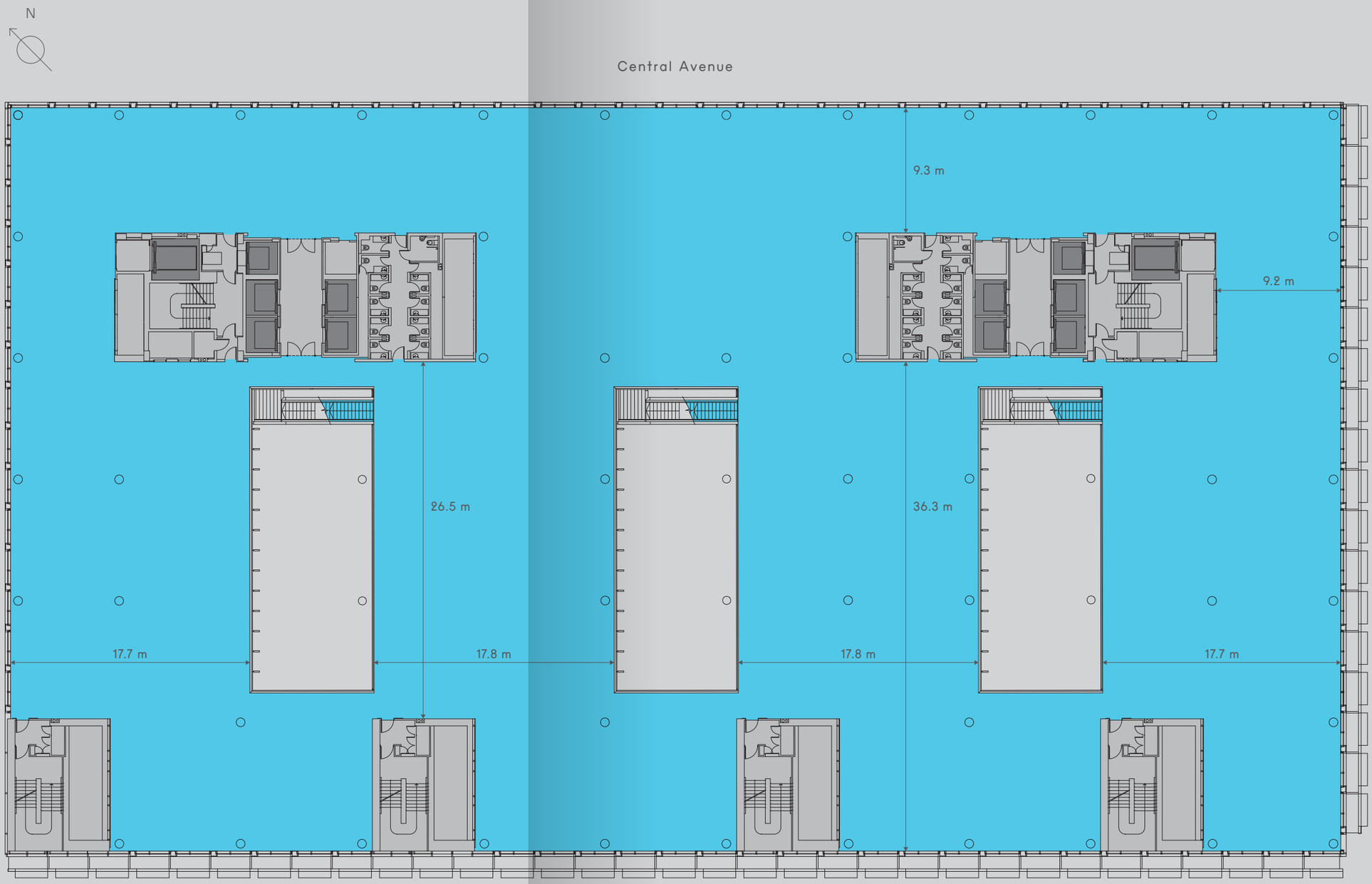


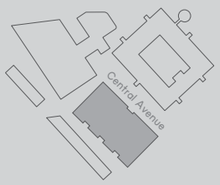
THE MEDIAWORKS

FOURTH FLOOR

Office
Communal

OFFICE
42,925 SQ FT
3,988 SQ M



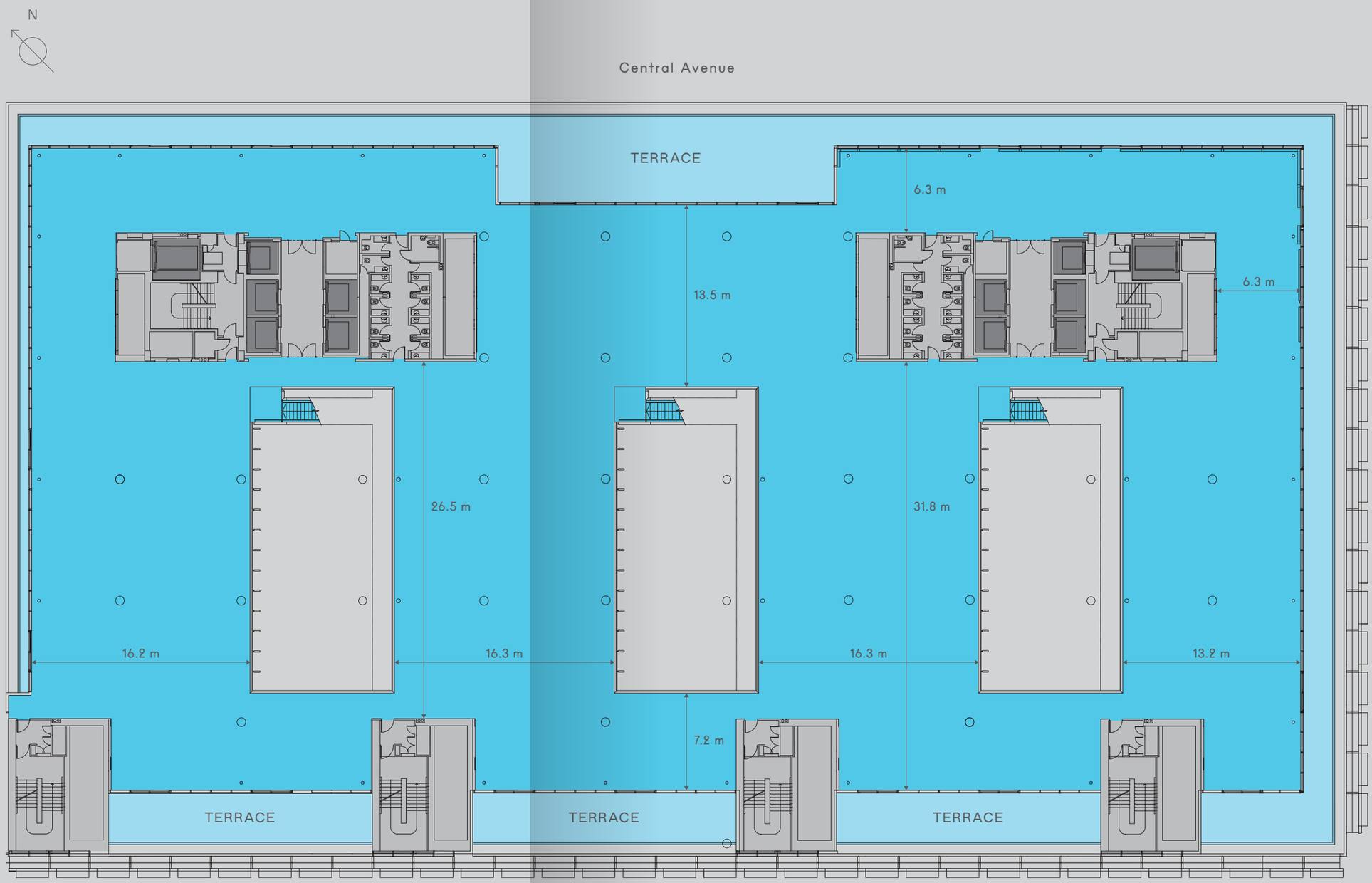


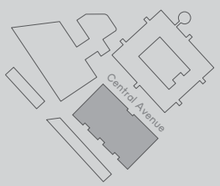
THE MEDIAWORKS

FIFTH FLOOR

- Office
- Terrace
- Communal

OFFICE	TERRACES
32,150 SQ FT	8,010 SQ FT
2,987 SQ M	744 SQ M





The Garden

MEDIA OPEN PLAN

- Work space
- Office
- Support space
- Front of house
- Meeting & social space
- Communal

OFFICE AREA

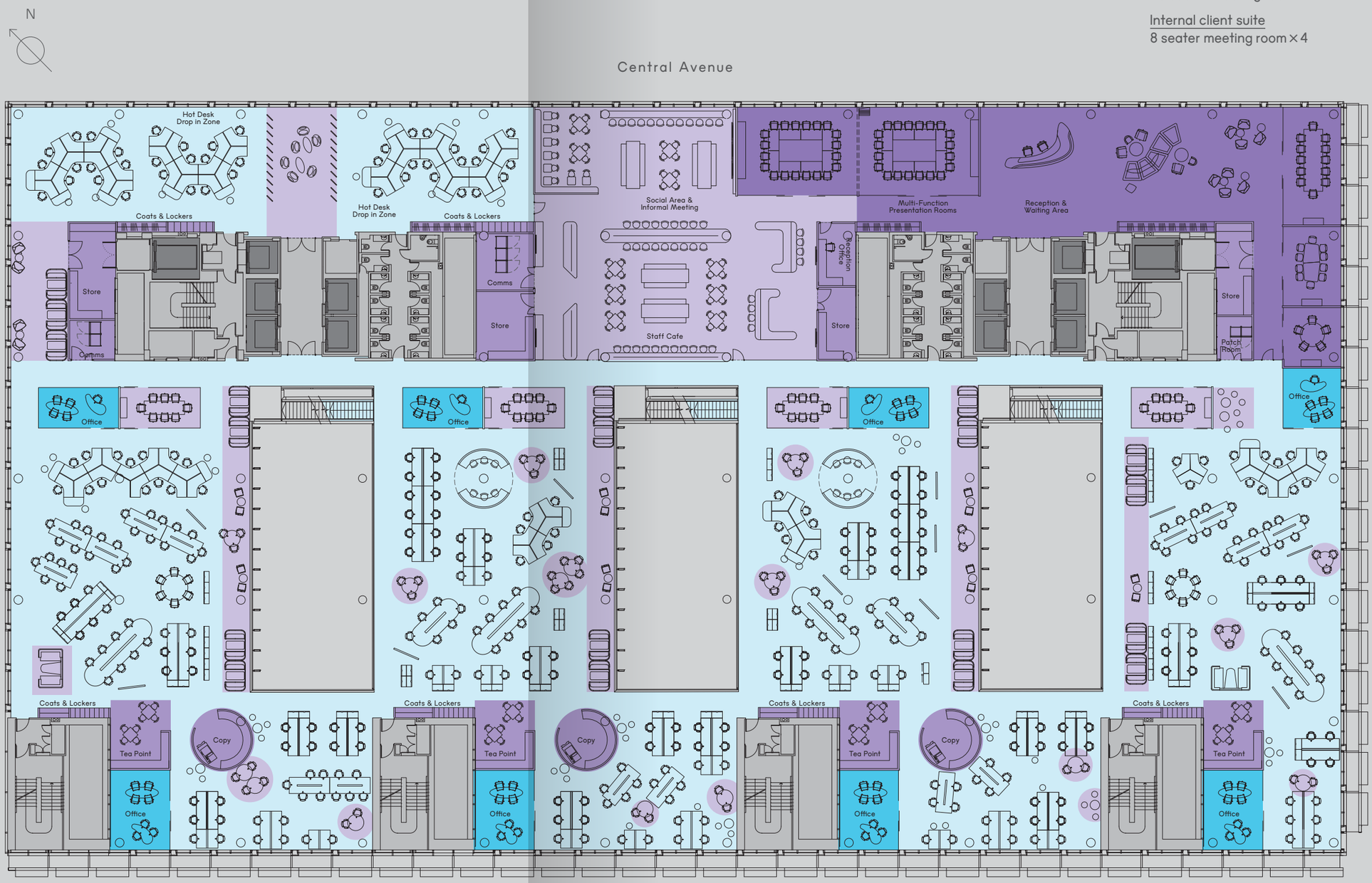
42,960 SQ FT

3,991 SQ M

1:8 occupancy
Cellular offices × 8
Open plan workstations × 365
Social area seats × 145
Alternative working/
meeting seats × 222
Receptionists × 2
Total work positions × 742

External client suite
5 seater meeting room × 1
10 seater meeting room × 1
12 seater meeting room × 1
20 seater meeting room × 2

Internal client suite
8 seater meeting room × 4



The Garden

CORPORATE OPEN PLAN

- Work space
- Office
- Support space
- Front of house
- Meeting & social space
- Communal

OFFICE AREA

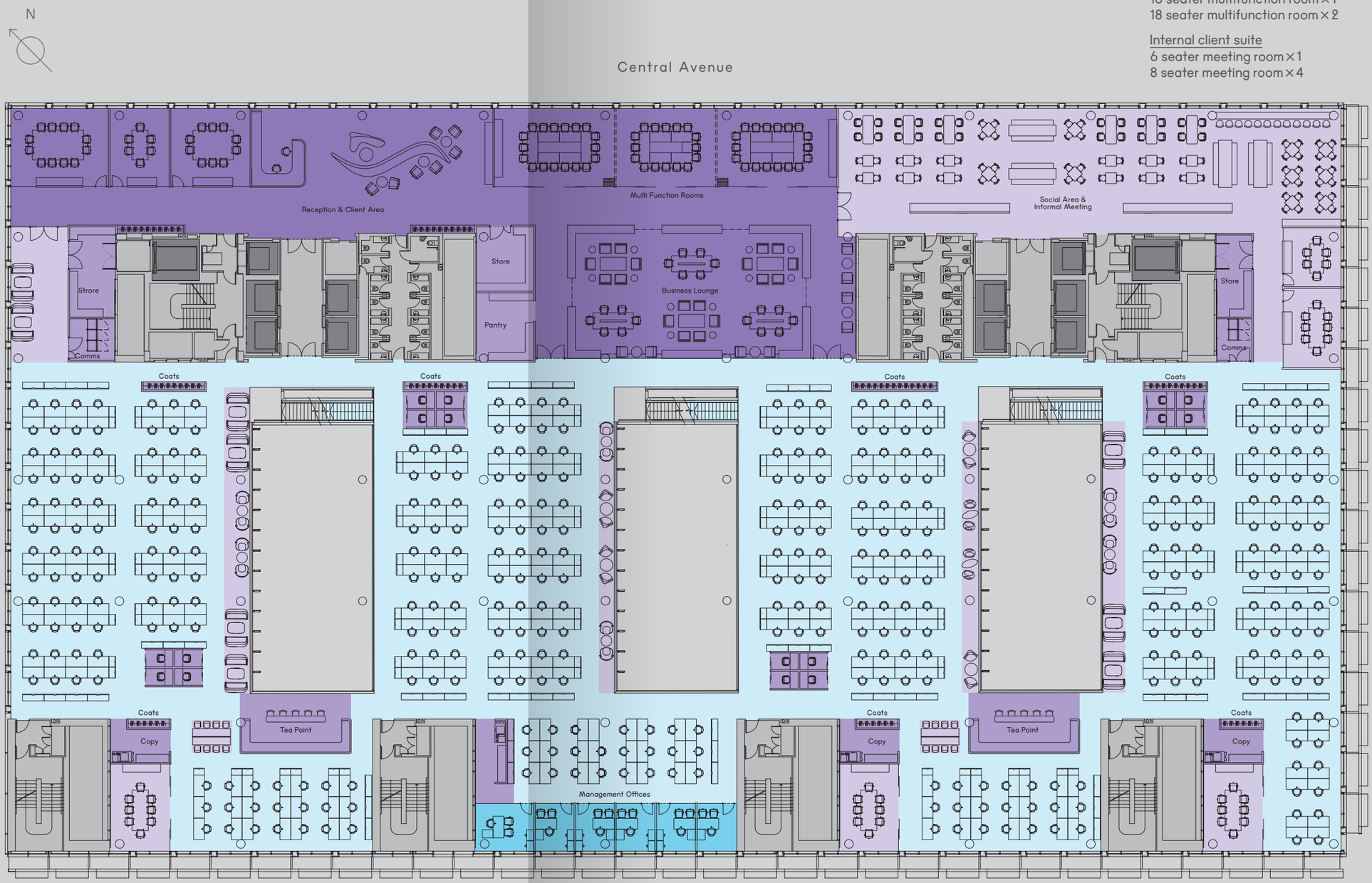
42,960 SQ FT

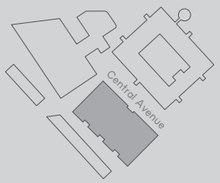
3,991 SQ M

1:10 occupancy
Cellular offices × 6
Open plan workstations × 389
Social area seats × 124
Business lounge seats × 44
Alternative working/
meeting seats × 102
Receptionists × 2
Total work positions × 667

External client suite
6 seater meeting room × 1
10 seater meeting room × 4
12 seater meeting room × 1
16 seater multifunction room × 1
18 seater multifunction room × 2

Internal client suite
6 seater meeting room × 1
8 seater meeting room × 4





THE MEDIAWORKS

2 WAY TENANCY SPLIT MEDIA OPEN PLAN

TENANT A AREA

19,870 SQ FT

1,846 SQ M

1:8 occupancy
Cellular offices × 1
Open plan workstations × 174
Social area seats × 47
Alternative working/
meeting seats × 48
Receptionists × 2
Total work positions × 272

External client suite
6 seater meeting room × 2
8 seater meeting room × 2
12 seater meeting room × 2

Internal client suite
4 seater meeting room × 2
6 seater meeting room × 2
8 seater meeting room × 1
10 seater meeting room × 2

TENANT B AREA

23,708 SQ FT

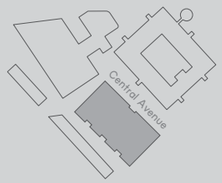
2,203 SQ M

1:8 occupancy
Cellular offices × 4
Open plan workstations × 208
Social area seats × 112
Alternative working/
meeting seats × 44
Receptionists × 2
Total work positions × 370

External client suite
8 seater meeting room × 3
10 seater meeting room × 1
18 seater meeting room × 1

Internal client suite
6 seater meeting room × 2
8 seater meeting room × 2

- Work space
- Office
- Support space
- Front of house
- Meeting & social space
- Communal



SUMMARY SPEC

OCCUPANCY	1 person per 8 m²
FLOOR HEIGHTS	Ground floor: 4.55 m with 450 mm raised floor Typical floor: 2.9 m with 400 mm raised floor
LIFTS	8 × 16 person passenger lifts 2 × goods lifts – capacity of 3200 kg / 40 persons
MECHANICAL INSTALLATIONS	Underfloor air displacement air conditioning system Passive chilled beams on perimeter
LIGHTING	New LED lighting and control: presence detection and daylight sensing
STANDBY POWER	Landlord life safety generator at 1,500 kvA
COMMUNICATIONS PROVISION	The building has diverse entry points for telecoms intakes Major communications providers already service the building
WIRED SCORE	Platinum rated
PARKING & SHOWERS	51 car parking spaces / 69 motorbike spaces 230 bicycle spaces 27 showers (13 male, 13 female, 1 accessible) 230 lockers
SUSTAINABILITY	BREEAM: Excellent EPC: B

SPECIFICATION

SPECIFICATION

OCCUPANCY

- General occupancy: 1 person per 8m²
- Means of escape: 1 person per 6m²
- Internal climate: 1 person per 8m²
- Passenger lift provision: 1 person per 8m² (20% absenteeism)
- Sanitary provision: 1 person per 8m² (20% absenteeism) As BS 6465-1:2006+A1:2009 for superloos

PLANNING MODULE

- 1.5m×1.5m generally throughout

STRUCTURAL GRID

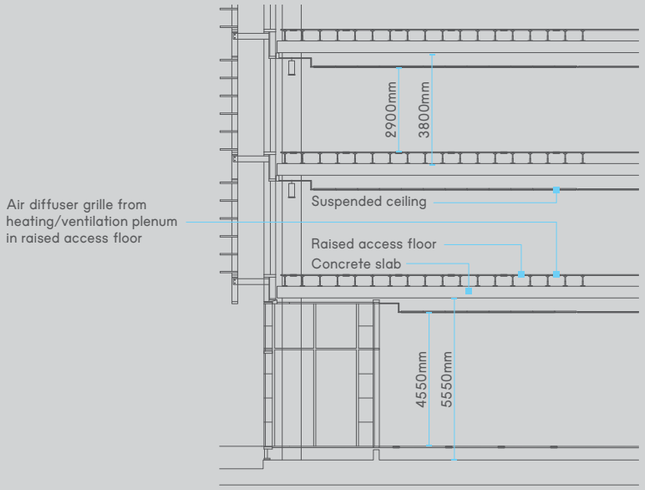
- Typically 9m×9m (varies on perimeter)

FLOOR LOADINGS

- Ground floor office: 4.5kN/m²
- Upper floor office: 3.0kN/m² + 1.0kN/m²
- Basement: 7.5kN/m²

FLOOR HEIGHTS

- Ground floor: 4.55m with 450mm raised floor. Overall floor to floor of 5.9m.
- Typical floor: 2.9m with 400mm raised floor. Overall floor to floor of 4.2m.



STRUCTURE

- Structural reinforced concrete

INTERNAL FLOOR FINISHES

- Ceiling: Suspended modular perforated metal tiles
- Floor: 600mm×600mm raised access metal floor

RECEPTION

- Walls: Generally emulsion painted plasterboard with skirtings. Glazed windows with glazed windows
- Ceiling: Emulsion painted plasterboard with feature lighting
- Floor: Pietra del Cardoso stone finish.
- Fitted Furniture: Atlantic Lava stone reception desk

ATRIUM

- Central Atrium: Enclosed at levels 2, 3 and 4.
- North/South Atriums: Enclosed at levels 2 and 4.

TOILETS

- Ceiling: Emulsion
- Walls: Full height with glass mosaic tiling on plasterboard
- Floor: Terrazzo floor tiling
- Fittings: Natural stone vanity units, ceramic wash basins, chrome taps.

SHOWERS

The shower facility is located in the basement of The MediaWorks accessible via the serving lifts and staircases. The facility houses 27 showers. 13 male and 13 female with 1 accessible shower.

PASSENGER LIFTS

- Number and size: 8×16 person lifts split into 2 banks of 4 in each. 2 from each bank will serve Ground to 5th floors and 2 to basement to 5th floors.
- Capacity: With Hall Call destination up peak average wait time no more than 25 seconds assuming handling capacity of 12% of the building. Average time to destination no more than 90s.

GOODS AND FIRE LIFTS

- Goods lift: 2×3200kg/40 persons lift (one in each core) serving basement to 5th floor inclusive.
- Fire fighting lift: 2×1000kg/13 persons lift (one in each core) serving basement to 5th floor inclusive.

MECHANICAL INSTALLATIONS

Heating/Cooling: The office space is heated and cooled by displacement air system located under the raised floor. The displacement system is supplemented by passive chilled beams located around the perimeter to offset gains. 8 air handling units are located on the roof. Chillers are located within the Energy Centre.

DESIGN TEMPERATURES

Fresh Air Supply

Fresh Air is supplied by AHUs located on the roof. Tempered air is supplied to each floor at a rate of 12l/s per person

Electrical Installation

Electrical supplies arrive to two substations located in the basement of the building and contain an 11Kv RMU and 1500kVA transformer from the two energy centre landlord 11KV switchboards.

Cooling Loads

Lighting – 10 W/m² (net lettable area)
Small Power – 25 W/m² (net lettable area)
Occupancy – 12.5 W/m² (net lettable area)

ACOUSTIC LEVELS

- Offices (open plan): NR40
- Reception: NR40
- Toilets: NR45
- Loading Bay/Car Park: NR50

ELECTRICAL DESIGN CRITERIA

Electrical services for each floor will be supplied from rising busbar distribution systems. Each floor will be provided with three-phase and neutral tap off units and space for additional tap offs located within risers.

LIGHTING

Typical luminaires will be of the LED lamp type, recessed modular type and with a reflector and louvre assembly in accordance with lighting guide 7 addendum 2001.

LIGHTING LEVELS

The lighting installations will be designed to achieve 300 – 500 lux average, maintained level of illumination in open plan on working plane to generally comply with the current edition of the CIBSE Code of Interior Lighting for Offices.

LIGHTING CONTROL

A modular plug in lighting system controlled by an intelligent programmable lighting control system will be provided. The system will be complete with necessary area controllers, lighting controllers and a range of control devices including presence detection and daylight sensing to enable the building to satisfy the requirements of Part L of the Building Regulations in an open plan floor configuration.

STANDBY POWER

The building is provided with a landlord standby generator to ensure power to life safety related equipment and the continuation of essential selected business operations during periods of utility power failure. The generator is rated at 1500kvA.

BUILDING MANAGEMENT SYSTEM

The building is equipped with a standalone Building Energy Management System (BEMS). Plant is controlled via a number of mechanical plant control panels located within the basement and roof plantrooms. A number of BEMS outstations are installed to pick up on floor mechanical equipment installed.

SPECIFICATION

PROTECTIVE INSTALLATIONS

– Sprinkler installations in office areas to be on the basis of Ordinary Hazard 3 Classification – LPC
– Regulations, and laid out with a maximum coverage of one head per 12m².

UNTERRUPTABLE POWER SUPPLY

The UPS system is rated at 200kVA at 0.8 power factor with a battery autonomy time in the event of a mains failure or deterioration, of at least 20 minutes at full rated load. This system is configured as n+1 system.

BUILDING MANAGEMENT FACILITIES

The building has been designed to be standalone. The building management office is situated on the ground floor where the building management team will be based. The BMS system head end will go back to the building management office. A separate Fire Control Centre is also on the ground floor where the CCTV and Fire Panels are situated. Welfare for the building teams, together with maintenance and cleaning stores has been provided in the basement. Out of hours the fire alarm panel is also monitored by Estate Security Control.

COMMUNICATION PROVISIONS

– The building is provided with diverse entry points for telecoms intakes.
– A number of existing telecoms service providers service the building. These include EU Networks, Virgin, Abovenet, Verizon, BT, Vodfafone and Colt.

WIRED SCORE

The building will achieve a Platinum Wired Score rating.

ENERGY METERING

Energy meters will be provided to allow for separation of the mechanical and electrical services on a floor by floor basis within the building.

ACCESSIBILITY

Step free access is provided to the office and retail accommodation.

BICYCLE PARKING

– Bicycle parking: 230 spaces are for the use of occupants of MediaWorks with access via the ramp from the loading bay at ground level.
– Changing facilities: Separate male and female changing facilities are provided adjacent to the cycle storage. These include vanity areas (sinks and mirrors) and benches.
– Lockers: 230 lockers are for the use of occupants of MediaWorks and are provided within the changing facility.

LOADING BAY

In the basement car park a central "MediaWorks Dispatch" room has been created. This will be the central point for all deliveries coming into the building and will include a post sorting room and secure store. Access to the development is through the secure gatehouse and will need to be pre-booked through the centralised system. Any larger vehicles that are too tall to deliver to the carpark will be unloaded in the yard area and the deliveries taken down to the Dispatch office.

WASTE

All waste is to be sorted at the tenancy level. Central waste stores are located in the basement and it will be the tenant's responsibility to ensure their waste is brought down to these areas with recyclable waste separated. We will provide in addition, food waste recycling for composting, WEE waste and printer cartridges. The basement stores will then be collected by the building team and waste taken to the central Estate collection areas for onward recycling/disposal.

SUSTAINABILITY

– BREEAM: Excellent
– EPC: B

Misrepresentation Act:
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