# Schedule of Areas

<table>
<thead>
<tr>
<th>Floor</th>
<th>SQ FT</th>
<th>SQ M</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fifth</td>
<td>32,150</td>
<td>2,987</td>
</tr>
<tr>
<td>Terraces</td>
<td>8,010</td>
<td>744</td>
</tr>
<tr>
<td>Fourth</td>
<td>42,925</td>
<td>3,988</td>
</tr>
<tr>
<td>Third</td>
<td>42,920</td>
<td>3,987</td>
</tr>
<tr>
<td>Second Available</td>
<td>20,600</td>
<td>1,914</td>
</tr>
<tr>
<td>Second Pre-Let</td>
<td>YOOX NET-A-PORTER GROUP</td>
<td></td>
</tr>
<tr>
<td>First Pre-Let</td>
<td>YOOX NET-A-PORTER GROUP</td>
<td></td>
</tr>
<tr>
<td>Ground North</td>
<td>14,110</td>
<td>1,311</td>
</tr>
<tr>
<td>Ground South</td>
<td>8,685</td>
<td>807</td>
</tr>
<tr>
<td>Reception</td>
<td>7,934</td>
<td>737</td>
</tr>
<tr>
<td>Total Office Area</td>
<td>231,180</td>
<td>21,477</td>
</tr>
<tr>
<td>Car Parking</td>
<td>1:4,500</td>
<td>1:418</td>
</tr>
</tbody>
</table>

*The lettable floor areas are all approximate net internal and subject to on-site verification.*
THE MEDIAWORKS
THIRD FLOOR

Central Avenue

The MediaWorks
Third Floor

Office
Communal

Office

3,987 sq.m

Central Avenue

The Garden

9.2 m

26.5 m

17.8 m

9.3 m

17.7 m

17.8 m

9.2 m

17.7 m

36.3 m

The Garden
**THE MEDIAWORKS**

**CORPORATE OPEN PLAN**

- **OFFICE AREA**
  - 42,960 sq ft
  - 3,991 sq m

- **150 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

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

- **OFFICE AREAS**

- **Work space**
  - 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

**Flooring**
- Central Avenue
- The Garden

**Areas**
- Reception & Client Area
- Social Area & Informal Meeting
- Multi Function Rooms
- Business Lounge
- Comms
- Pantry
- Store
- Tea Point

**Total work positions**
- 667

**Office area**
- 42,960 sq ft
- 3,991 sq m
**THE MEDIA WORKS**

**2 WAY TENANCY SPLIT**

**MEDIA OPEN PLAN**

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**TENANT A AREA**

- **19,870 SQ FT**
- **1,846 SQ M**

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

**External client suite**

- 6 seater meeting room x 2
- 8 seater meeting room x 2
- 12 seater meeting room x 2

**Internal client suite**

- 4 seater meeting room x 2
- 6 seater meeting room x 2
- 8 seater meeting room x 1
- 10 seater meeting room x 2

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**TENANT B AREA**

- **23,785 SQ FT**
- **2,203 SQ M**

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

**External client suite**

- 8 seater meeting room x 3
- 10 seater meeting room x 1
- 18 seater meeting room x 1

**Internal client suite**

- 6 seater meeting room x 2
- 8 seater meeting room x 2

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**Work space**

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

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**Central avenue**

**The Garden**

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**Tenancy split**

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**19,20**
**SUMMARY SPEC**

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

OCCUPANCY
- General occupancy: 1 person per 8m²
- Means of escape: 1 person per 8m²
- 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 x 1.5m generally throughout

STRUCTURAL GRID
- Typically 9m x 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
- Upper floor office: 4.0kN/m²

FLOOR HEIGHTS
- Ground floor: 4.55m with 450mm raised floor. Overall floor to floor of 5.9m.
- Typical floor: 2.5m with 450mm raised floor. Overall floor to floor of 4.3m.

STRUCTURE
- Structural reinforced concrete

INTERNAL FLOOR FINISHES
- Ceiling: Suspended modular perforated metal tiles
- Floor: 600mm x 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 plantrooms. a number of mechanical plant control panels located within the basement and roof plantrooms. A number of BEAMS outputs are installed to pick up on floor mechanical equipment installed.

ASSUMING HANDLING CAPACITY OF 12% OF THE BUILDING, AVERAGE TIME TO DESTINATION NO MORE THAN 90S.

GOODS AND FIRE LIFTS
- Goods lift: 2 x 3200kg/40 persons lift (one in each core) serving basement to 5th floor inclusive.
- Fire fighting lift: 2 x 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 drive 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 – 10W/m² (net lettable area)
- Small Power – 25W/m² (net lettable area)
- Occupancy – 12.5W/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 (BEAMS). Plant is controlled via a number of mechanical plant control panels located within the basement and roof plantrooms. A number of BEAMS outputs are installed to pick up on floor mechanical equipment installed.
PROTECTIVE INSTALLATIONS
- Sprinkler installations in office areas to be on the basis of Ordinary Hazard Classification – LPC
- Regulations, and laid out with a maximum coverage of one head per 12m².

UNINTERRUPTABLE 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 EE Networks, Virgin, Abovenet, Verizon, BT, Vodafone 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, WEEE 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