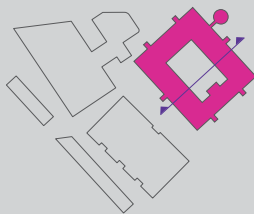


THE WESTWORKS
SCHEDULE OF AREAS

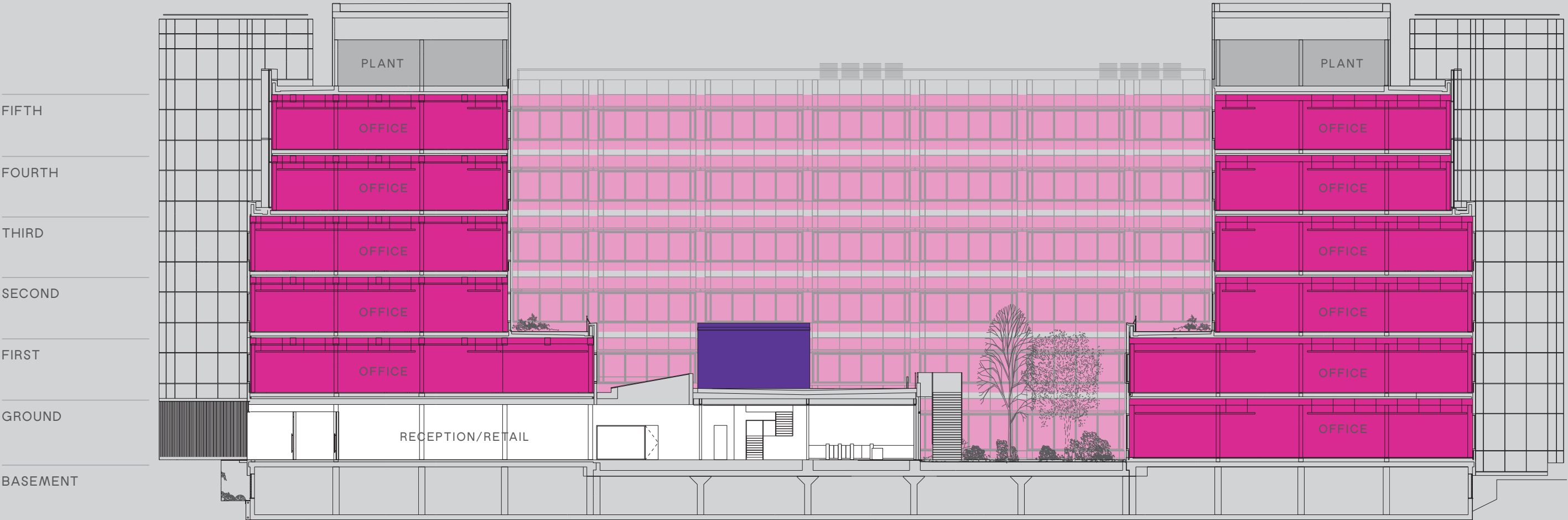


- Office
- Retail
- Reception

FLOOR	OFFICE SQ FT	OFFICE SQ M	TERRACE SQ FT	TERRACE SQ M
FIFTH	50,500	4,692	799	74
FOURTH	51,935	4,825	680	63
THIRD	53,750	4,993	—	—
SECOND	53,840	5,002	7,490	670
FIRST	61,290	5,694	11,677	1,085
GROUND OFFICE	24,935	2,317	—	—
GROUND RETAIL	27,500	2,555	—	—
RECEPTION	12,692	2,911	—	—
TOTAL OFFICE	296,250	27,523	—	—

	CAR	BIKES	SHOWER	LOCKER
BASEMENT	66	297	29	300

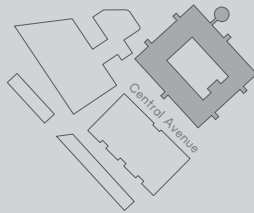
The lettable floor areas are all approximate net internal and subject to on-site verification
* Multiple terraces located in the building. (Approx. NIA to be measured at completion)





OFFICE
24,935 sq ft
2,317 sq m

- Office
- Landscaping
- Ground floor garden
- Reception
- Communal
- Retail

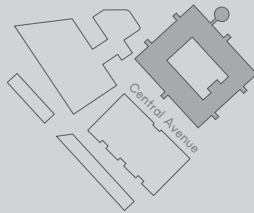
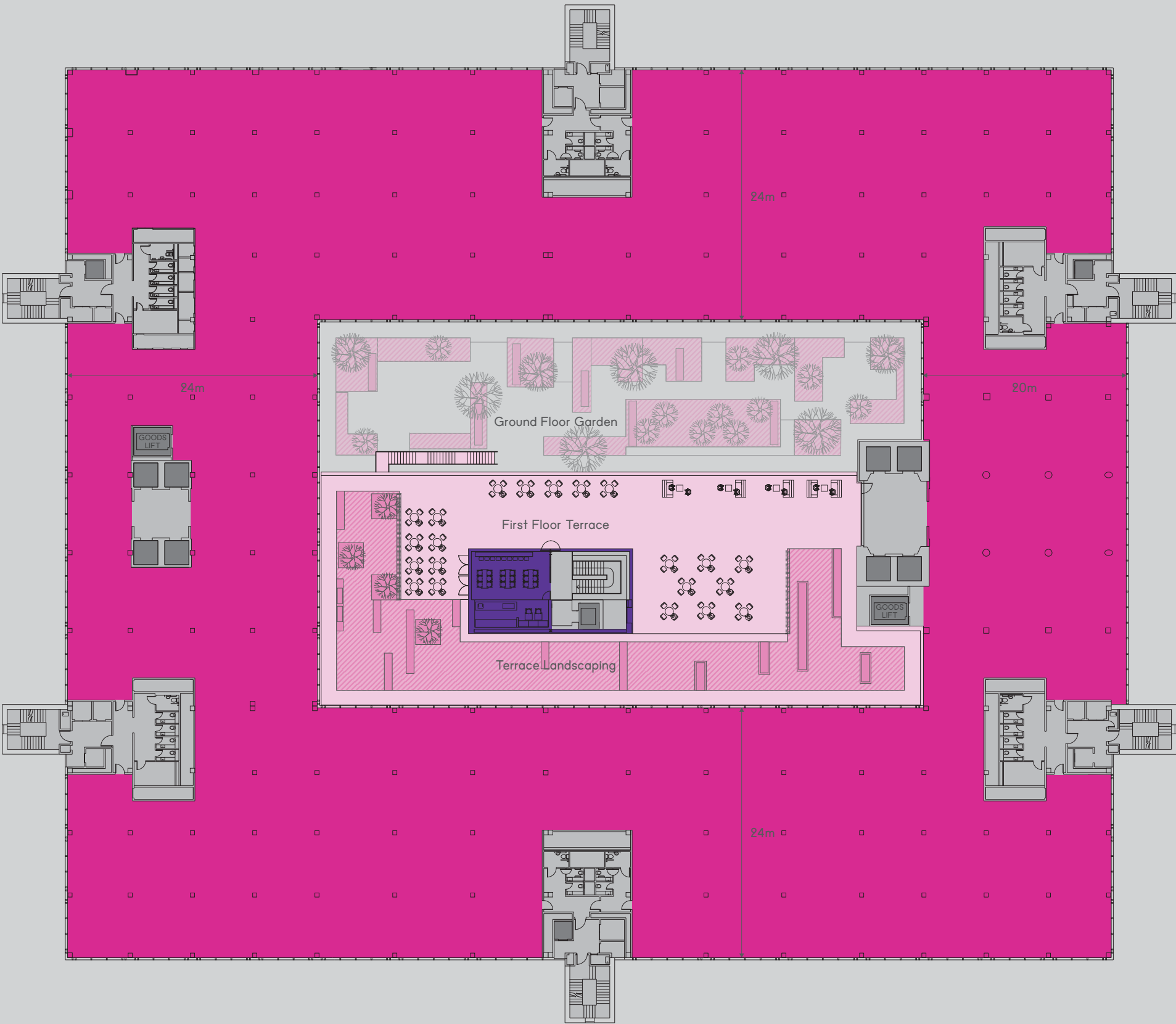




OFFICE
61,290 sq ft
5,694 sq m

TERRACE
11,677 sq ft
1,085 sq m

- Office
- Terrace
- Landscaping
- Retail
- Communal

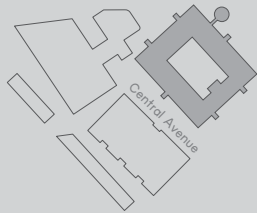
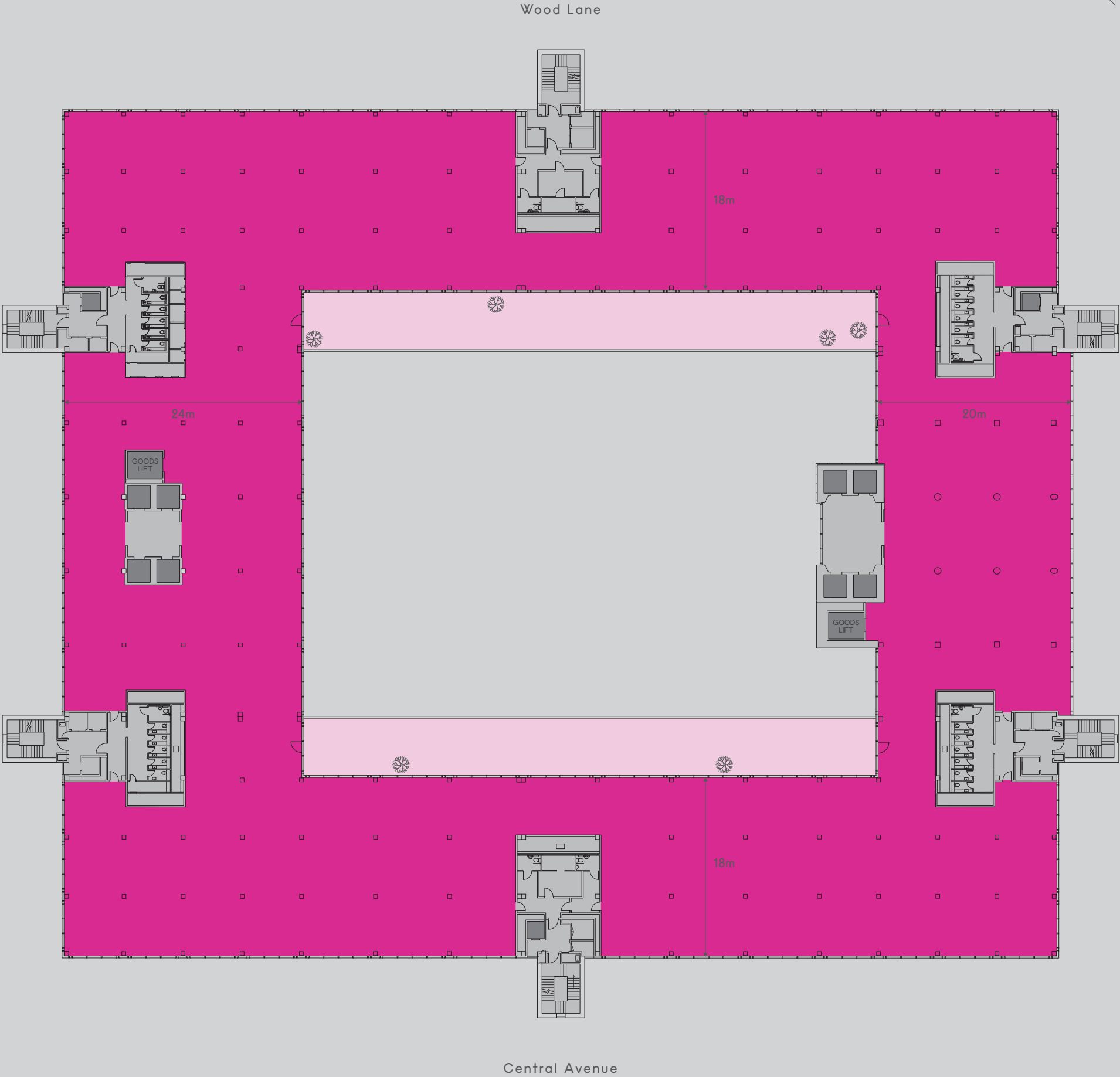


THE WESTWORKS
SECOND FLOOR

OFFICE
53,840 sq ft
5,002 sq m

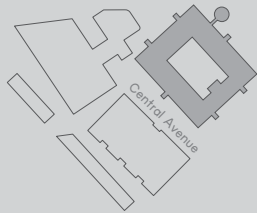
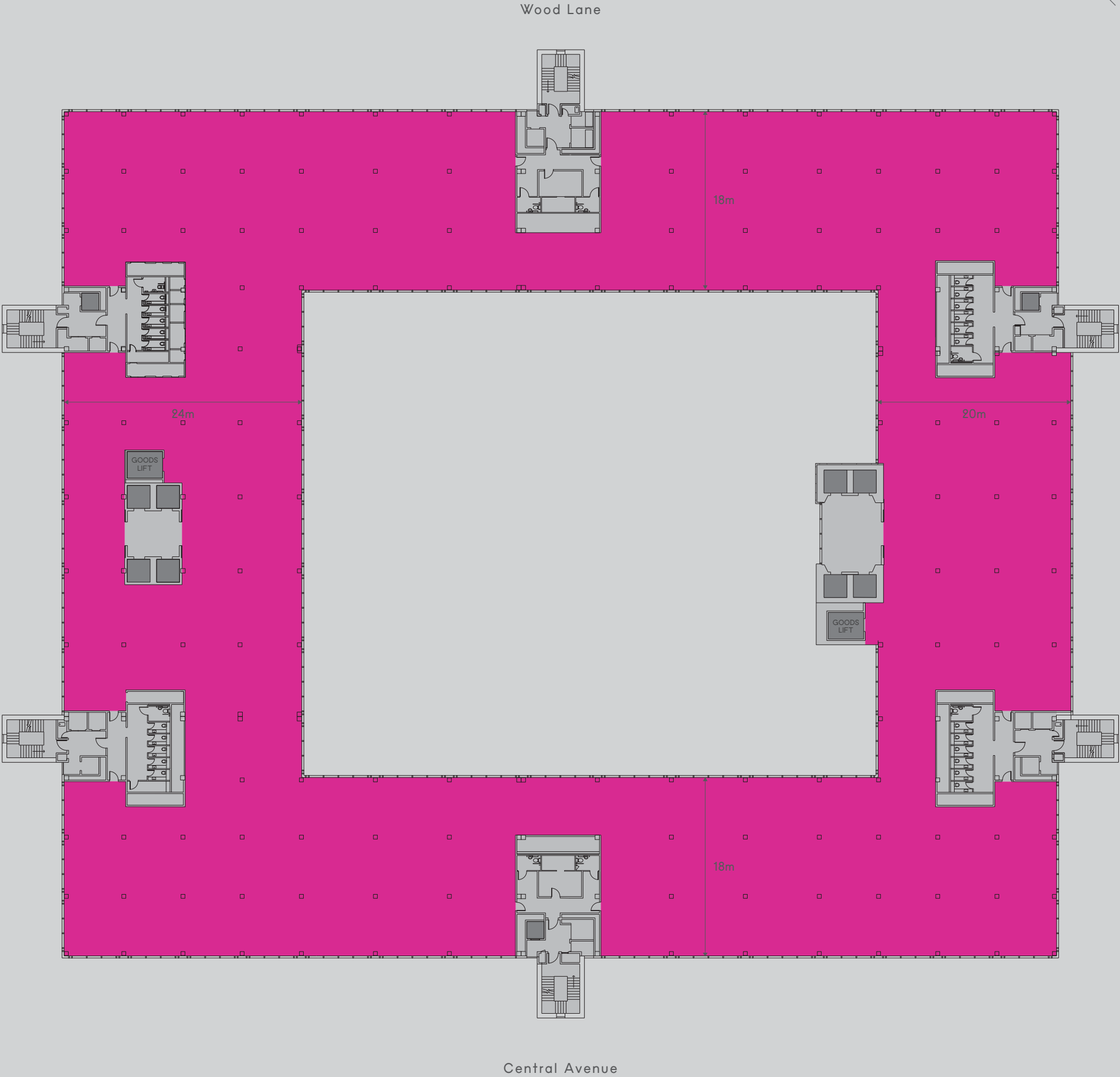
TERRACE
7,490 sq ft
670 sq m

- Office
- Terrace
- Communal



OFFICE
53,750 sq ft
4,993 sq m

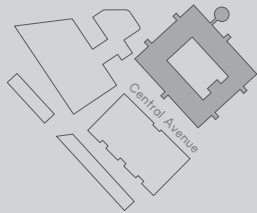
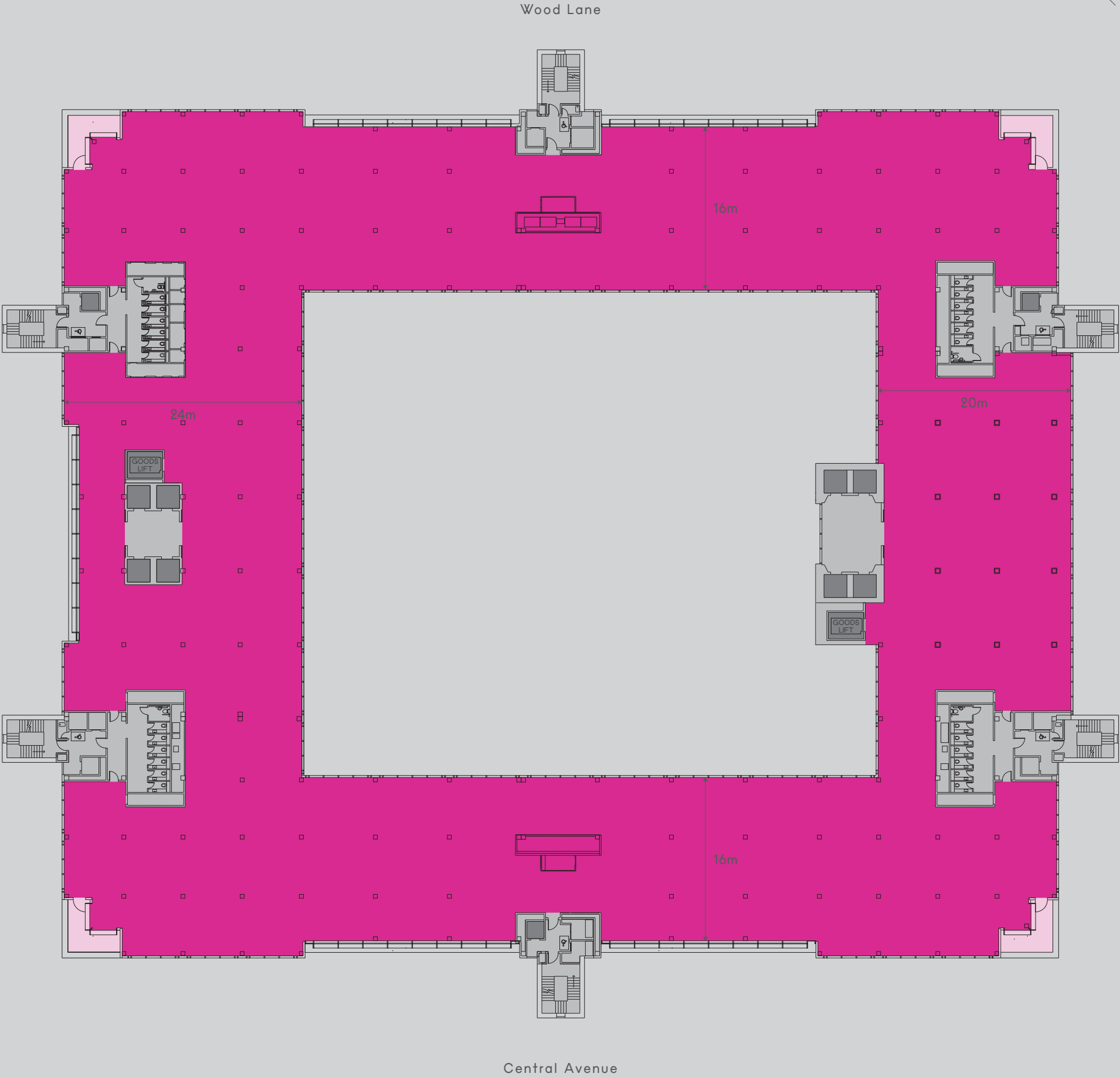
Office
Communal



OFFICE
51,935 SQ FT
4,825 SQ M

TERRACES
680 SQ FT
63 SQ M

- Office
- Terrace
- Communal

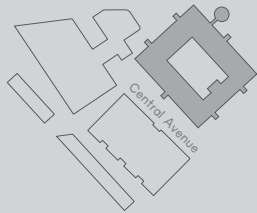
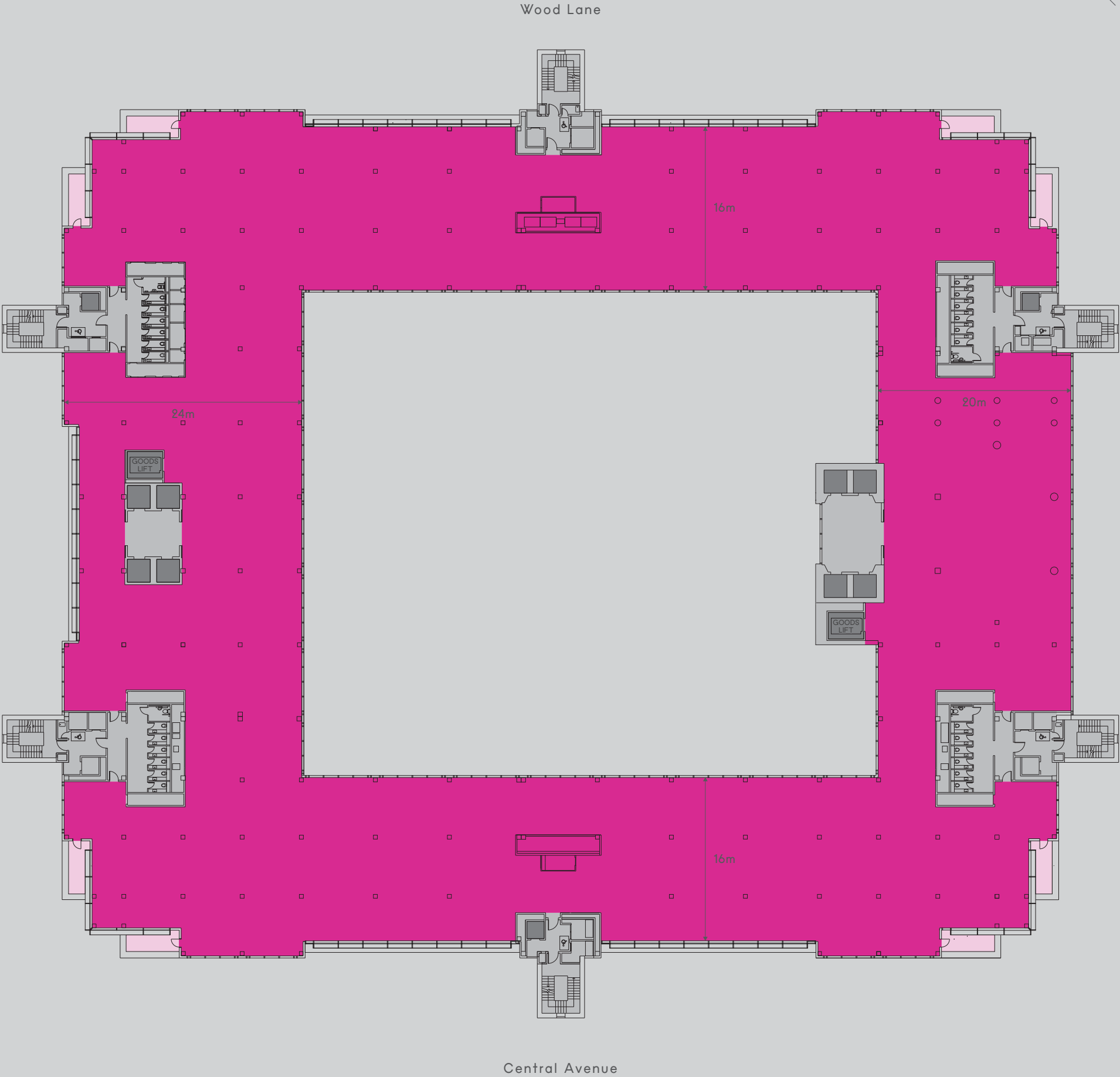


THE WESTWORKS
FIFTH FLOOR

OFFICE
50,500 SQ FT
4,692 SQ M

TERRACES
799 SQ FT
74 SQ M

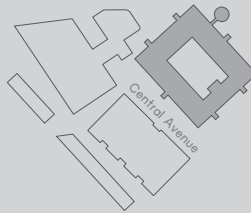
- Office
- Terrace
- Communal





Car parking × 66
Bikes × 297
Motorcycle × 12
Shower × 29
Locker × 300
Drying cage × 24

- Car
- Bikes
- Motorcycle
- Shower
- Storage





OFFICE AREA

53,840 sq ft

5,002 sq m

1:8 occupancy

Cellular offices × 4

Open plan workstations × 554

Alternative working positions × 121

Quiet room / booth seats × 29

Social area seats × 128

Project / war room seats × 28

Receptionists × 2

Total work positions × 866

External client suite

6 seater meeting room × 1

8 seater meeting room × 4

10 seater meeting room × 3

14 seater meeting room × 1

16 seater multifunction room × 1

18 seater multifunction room × 1

Internal client suite

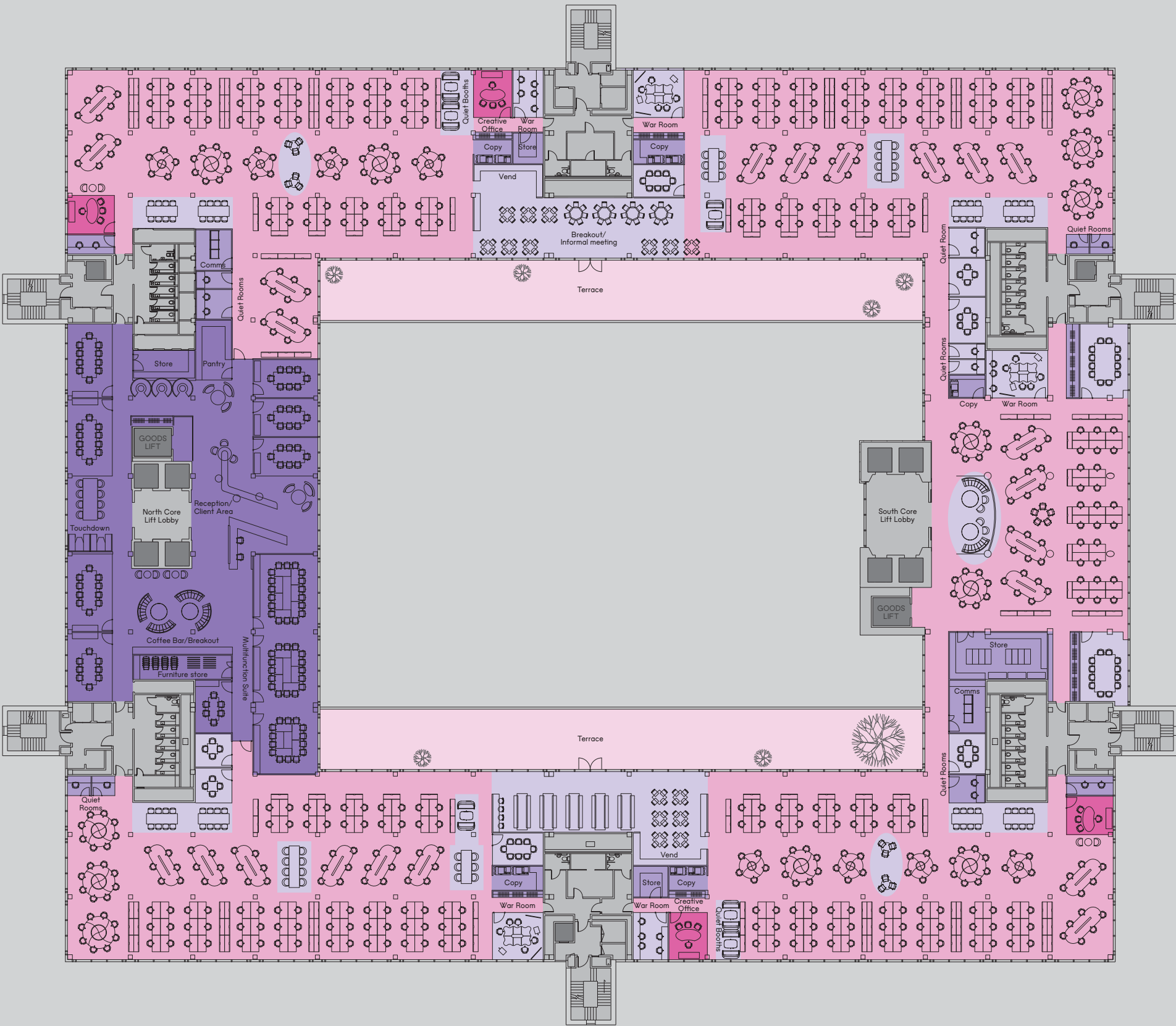
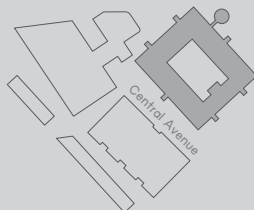
4 seater meeting room × 3

6 seater meeting room × 2

8 seater meeting room × 2

12 seater meeting room × 2

- Office
- Work space
- Terrace
- Front of house
- Support space
- Meeting and social space
- Communal

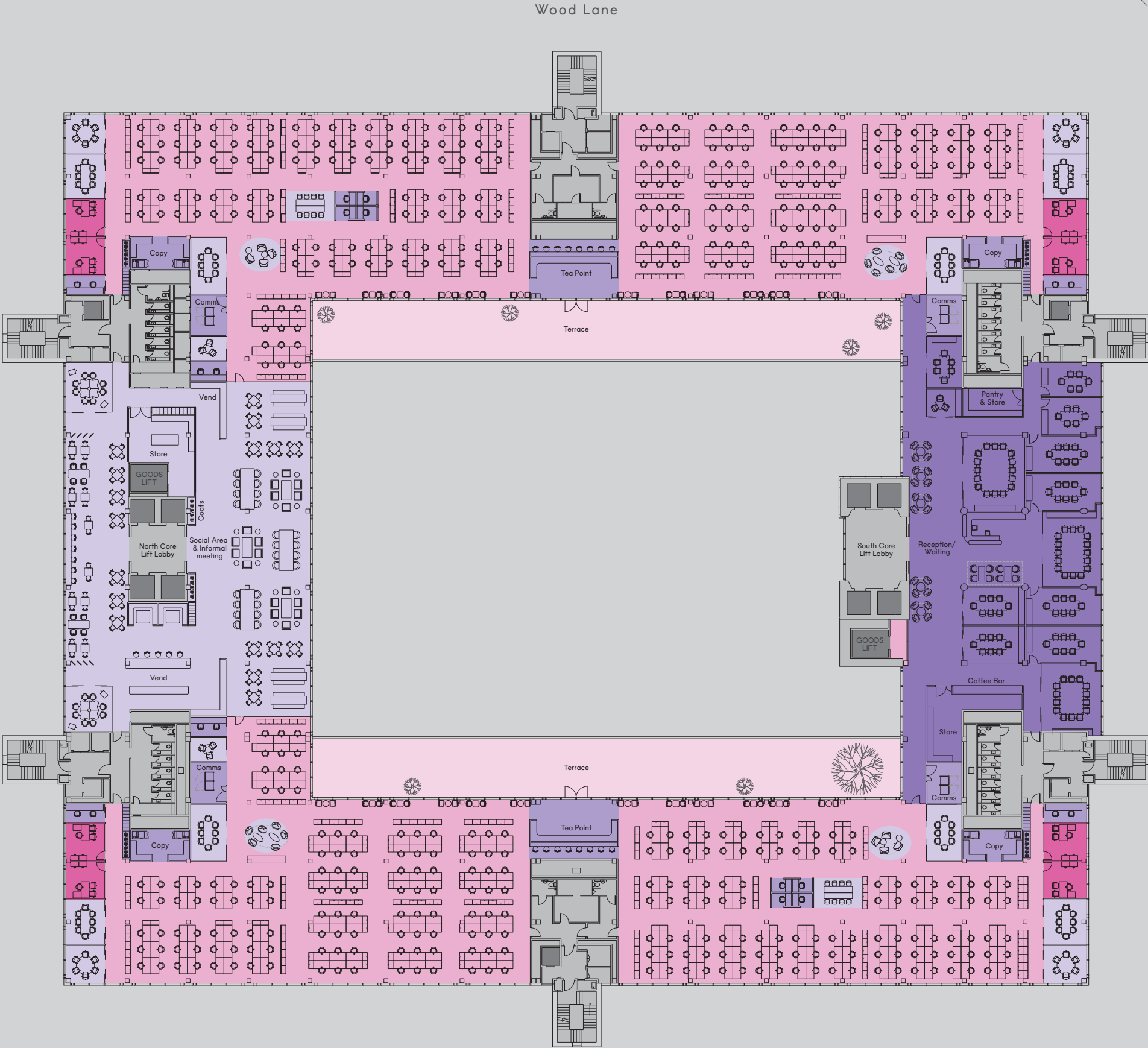
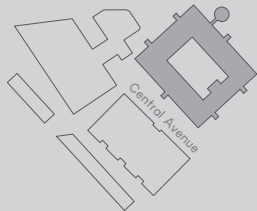


Central Avenue



- OFFICE AREA
- 53,840 sq ft
- 5,002 sq m
- 1:10 occupancy
- Cellular offices × 8
- Open plan workstations × 480
- Social area seats × 152
- Alternative working / meeting seats × 92
- Receptionists × 2
- Total work positions × 734
- External client suite
- 3 seater meeting room × 1
- 6 seater meeting room × 3
- 8 seater meeting room × 6
- 14 seater meeting room × 1
- 16 seater multifunction room × 2
- Internal meeting suite
- 3 seater meeting room × 2
- 6 seater meeting room × 4
- 8 seater meeting room × 8
- 8 seater Project room × 2

- Office
- Work space
- Terrace
- Front of house
- Support space
- Meeting and social space
- Communal



Central Avenue

THE WESTWORKS
3 WAY TENANCY SPLIT
MEDIA OPEN PLAN

TENANT A AREA

13,378 sq ft
1,243 sq m

1:10 occupancy

Cellular offices × 2
Open plan workstations × 120
Alternative working/
meeting seats × 43
Social area seats × 24
Receptionists × 2
Total work positions × 191

External client suite

6 seater meeting room × 1
8 seater meeting room × 2
10 seater meeting room × 2
16 seater meeting room × 1

Internal client suite

4 seater meeting room × 1
6 seater meeting room × 1
10 seater meeting room × 1

TENANT B AREA

13,556 sq ft
1,259 sq m

1:10 occupancy

Cellular offices × 1
Open plan workstations × 123
Alternative working/
meeting seats × 43
Social area seats × 24
Receptionists × 2
Total work positions × 193

External client suite

6 seater meeting room × 2
8 seater meeting room × 3
10 seater meeting room × 2
14 seater meeting room × 1

Internal client suite

6 seater meeting room × 1

TENANT C AREA

26,010 sq ft
2,416 sq m

1:8 occupancy

Open plan workstations × 278
Alternative working/
meeting seats × 23
Social area seats × 52
Receptionists × 2
Total work positions × 355

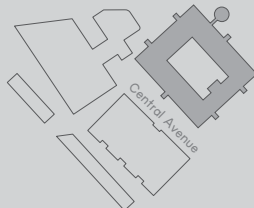
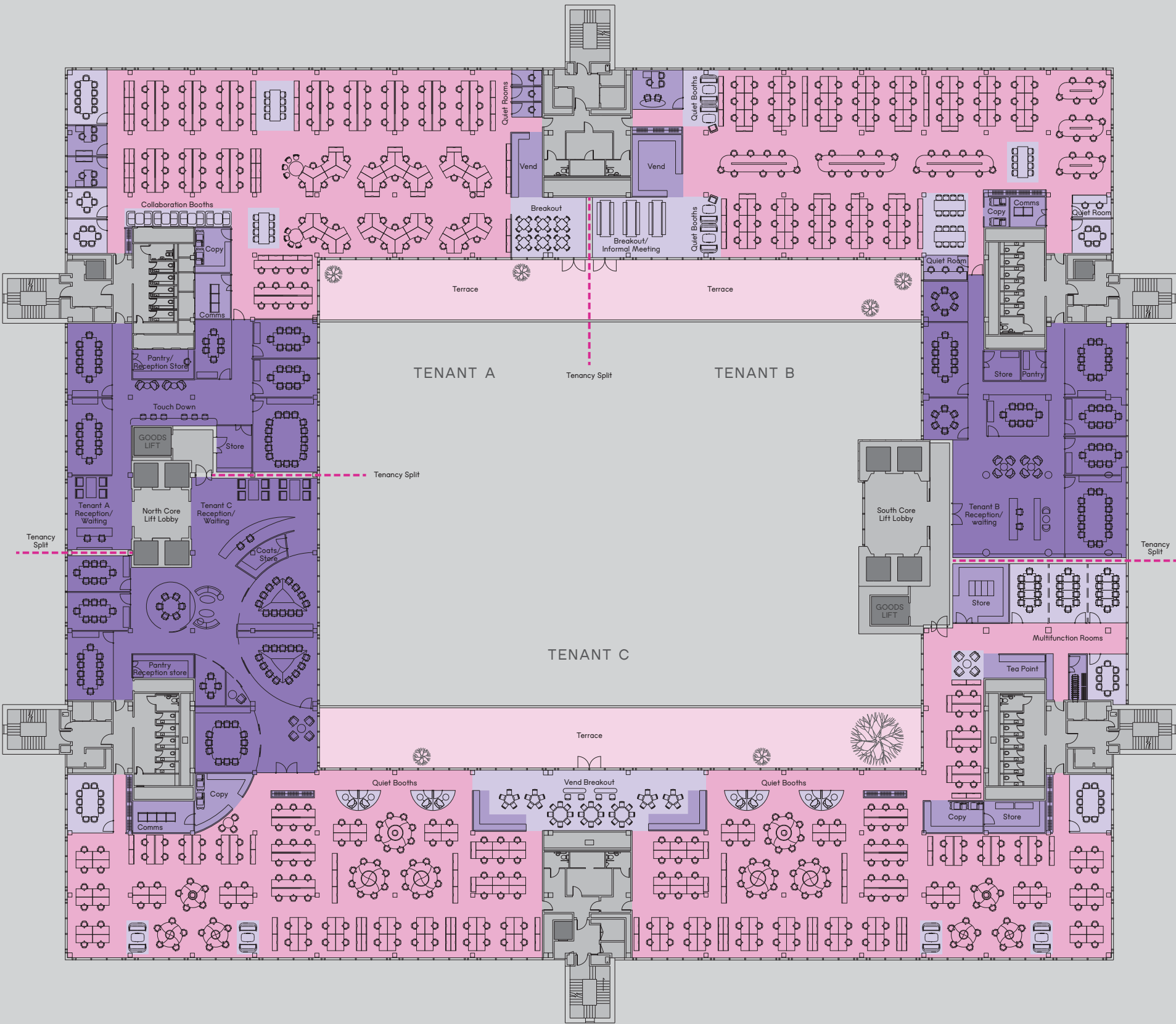
External client suite

4 seater meeting room × 1
8 seater meeting room × 2
10 seater meeting room × 1
12 seater meeting room × 1
13 seater meeting room × 2

Internal client suite

6 seater meeting room × 1
10 seater meeting room × 2
10 seat multifunctional room × 3

- Office
- Work space
- Terrace
- Front of house
- Support space
- Meeting and social space
- Communal



OCCUPANCY	1 person per 8m ²
FLOOR HEIGHTS	Clear soffit solution providing 4.1m floor-to-soffit on ground floor and 3.8m on the upper floors
LIFTS	8 passenger lifts each with a capacity of 16 persons 2 goods lifts each with a capacity of 3200kg / 40 persons 3 firefighting lifts
MECHANICAL INSTALLATIONS	Underfloor air displacement air conditioning system 4 pipe twin coil trench units around the perimeter
LIGHTING	New LED lighting and control: presence detection and daylight sensing
GROUND FLOOR	Brand new entrance with open plan reception/ café area 27,500 sq ft of new ground floor retail
COMMUNICATIONS PROVISION	The building has diverse entry points for telecoms intakes Major communications providers already service the building
UTILITIES	10,000 sq ft communal terrace with café pavilion on first floor 50 seat screening room cinema
PARKING	66 car spaces / 297 bicycle spaces / 300 lockers 29 showers (14 male, 14 female, 1 accessible)
SUSTAINABILITY	BREEAM: Excellent EPC: B

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 and A1:2009 for superloos

PLANNING MODULE

- 1.5m×1.5m generally throughout

STRUCTURAL GRID

- Typically 6.0m/7.5m centres

FLOOR LOADINGS

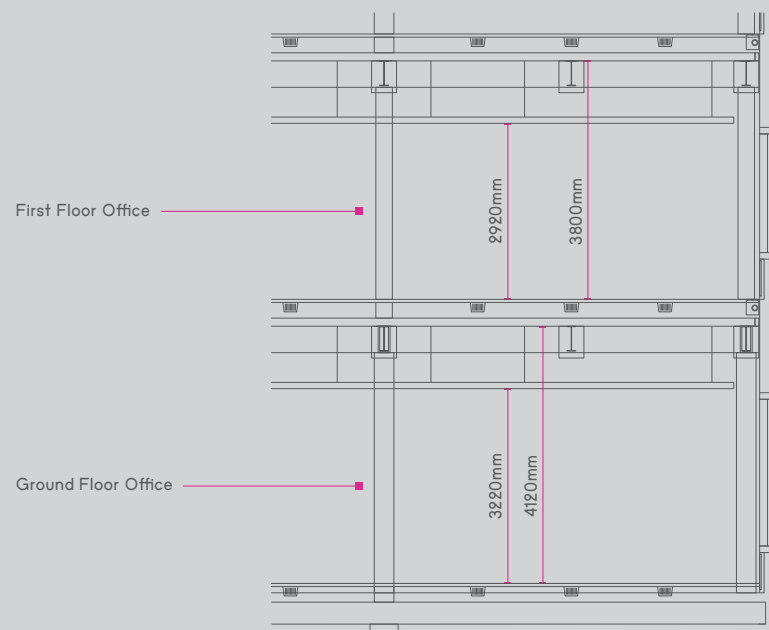
- Ground floor office: 7.5kN/m²
- Upper floor office: 3.5kN/m² and 1.0kN/m²

FLOOR HEIGHTS

- Typical floor: 3.82m to exposed metal soffit with 300mm raised floor

STRUCTURE

- Holorib composite slabs supported on stock steel sections



INTERNAL FLOOR FINISHES

- Ceiling: Exposed metal soffit
- Floor: 600mm×600mm raised access metal floor

RECEPTION

- Walls: Generally engineered oak. Glazed to central courtyard, blockwork and drylined partitions
- Ceiling: Generally exposed soffit with some areas of acoustic panels finished with fabric
- Floor: Polished Concrete
- Fitted furniture: Concrete reception desk and café pods

FIRST FLOOR COMMUNAL TERRACE

A landscaped central courtyard and event space is situated in the heart of the building. A new pavilion building designed by Allies & Morrison, sits on the first floor courtyard. Wrapped in dark anthracite metal, the pavilion contains an open staircase connecting informal social and work spaces in the garden. The pavilion will house café facilities.

TOILETS

- Ceiling: Emulsion painted
- Walls: Porcelain tiles with matching grout, back painted glass, emulsion
- Floor: Large format porcelain tiles within cubicles for WCs and showers
- Fittings: Corian stone vanity units, ceramic wash basins, chrome taps

SHOWERS

The shower facility is located in the basement of The WestWorks accessible via the serving lifts central internal staircase into reception. The facility houses 29 showers. 14 male and 14 female with 1 accessible shower.

PASSENGER LIFTS

- 8 number 1250kg / 16 person lifts arranged in two separate groups of four situated in the north and south building cores
- 1 number 1000kg, 13 person lift from the basement and ground levels to the garden terrace area situated on the first floor

GOODS AND FIRE LIFTS

- Goods lift: 2 number 3000kg/40 person lifts serving basement to fifth floor inclusive
- Firefighting lifts: 3 Number 630kg 8 person firefighter's lifts

MECHANICAL INSTALLATIONS

Heating/Cooling:

The office space is cooled by displacement air system. Central air handling plant is located on sixth floor, with ducted supply and extract to the office floor plates. The supply air will be introduced to the office via the raised floors. Supply diffusers will be provided within the raised floors. Return air will be extracted from the office via high level intakes at the cores. The office perimeters are served by 4 pipe twin coil trench units. Chilled water flow and return and LTHW flow and return pipework will be extended to serve the trench units.

DESIGN TEMPERATURES

- Offices Summer: 24°C db ±2.0°C (no humidity control)
- Offices Winter: 20°C db ±2.0°C (no humidity control)

FRESH AIR SUPPLY

- Minimum fresh air rate: 12l/s per person plus 10% for future tenant allowance
- Occupation Density: 1:8

HEAT GAINS

- Lighting: Not included in heat gains as with displacement ventilation are outside occupied zone
- Small power: 25W/m² (Net Office Accommodation) + 10W/m² (risers and central plant only)

ACOUSTIC LEVELS (Max NR)

- Open plan offices: 38
- General circulation: 45
- Entrance lobby: 40 – 45
- Toilets: 40 – 45

ELECTRICAL DESIGN CRITERIA

Power

- Lighting: office floors 8W/m²*
- Small power: office floors 25W/m²
- Tenant upgrade: office floors 10W/m² (Tenant Busbar)

*A reduction from BCO 2014 recommendation of 10w/m2 for office floors is included in recognition of higher efficiency of LED luminaires

Lighting

- Offices: 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
- Toilets: 150 – 200 lux with enhanced lighting
- Corridors: 100 lux average centre of corridor
- Stairs: 150 lux average with 100 lux minimum on stair tread
- Plant rooms: 200 lux general – with higher levels to suit plant layout requirements.
- Electrical switchrooms: 300 lux general – with higher levels to suit plant layout requirement
- Store rooms: 150 – 200 lux

ELECTRICAL INSTALLATIONS

Electrical Sub-Main Distribution

Electrical services for each floor will be supplied from rising busbar distribution systems. Each floor will be provided with 4 electrical tenant risers, each comprising of a rising busbar provided with 3 tap-off locations; one utilised for the lighting and trench cooling distribution board c/w metering, one for a future tenant small power distribution board and one spare.

LIGHTING

Office areas will be provided with suspended linear LED luminaires.

LIGHTING CONTROL

The office lighting will be controlled via a DALI dimmable lighting control system.

STANDBY POWER

Space will be provided at roof level within an external compound for future installation of a tenant standby generator. Space will be provided at basement level for tenant oil storage.

BUILDING MANAGEMENT SYSTEM

The Building Management System will be a micro-processor based system. Intelligent (computerised) outstation and plant power centres are distributed throughout the building generally in plant rooms and service risers. The operator’s terminal, complete with dynamic colour graphics display; printer and central processing unit will be located within the Building Maintenance Manager’s Office. Interfaces with the Life Safety System will be provided.

COMMUNICATION PROVISIONS

- The building provisions for integrating communication systems achieve a WiredScore “Platinum” rating
- Separate intake rooms will be provided at basement level for the termination of incoming service ducts and the accommodation of equipment frames for telecoms providers. Cable tray/trunking will be installed to link the intake rooms to each telecommunication riser. Risers will be complete with vertical cable trays

ENERGY METERING

The services installation will be provided with necessary metering to satisfy the requirements of the Building Regulations Approved Document Part L2 and the CIBSE Good Practice Guides. All metering will be connected to the BMS. Any additional metering to be installed by the Tenant as part of the Category B works.

BUILDING MAINTENANCE

The building has been designed to be totally standalone. The building management office is situated 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 where the CCTV and Fire Panels are situated. Welfare for the building teams, together with maintenance and cleaning stores has been provided. Out of hours, the fire alarm panel is also monitored by Estate Security Control.

ACCESSIBILITY

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

BICYCLE PARKING, BICYCLE AND CHANGING FACILITIES

- Car Parking: A total of 66 parking spaces are available in the basement for use by occupiers of the building at a ratio of 1 space per 4,500sq ft. The basement is accessed via the security gate and the access ramp from the loading bay at ground level
- Bicycle spaces: 297 bike spaces are available in the basement
- 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: 297 lockers are provided within the changing facility

LOADING BAY

A raised loading bay is provided to the northwest corner of the building. All other deliveries are at grade via two roller shutters to the north of the building.

WASTE

In line with our environment policy, 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 and placed in the correct areas. 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: Refurbishment 2014 “Excellent” rating
- EPC: B rating

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