

# SPECIFICATION

- 01.** New design-led reception and seating area
- 02.** Building concierge and curated member event programme
- 03.** Member card – events access and occupier discounts and offers
- 04.** Complimentary wi-fi in all communal areas
- 05.** Illuminated neon feature wall, curated artwork and photography in the communal areas
- 06.** 2 X lifts
- 07.** Shower and changing facilities
- 08.** Secure cycle store with lockers
- 09.** Dedicated parking
- 10.** Onsite café
- 11.** Exposed concrete finishes
- 12.** Exposed galvanized services
- 13.** Suspended track lighting and new led fittings throughout
- 14.** New vrf air-conditioning to some floors
- 15.** Raised access floors or pre-installed small power and data distribution channels
- 16.** Plug and play telecoms and internet connections available
- 17.** New floor finishes
- 18.** Newly upgraded wcs on each floor
- 19.** Short form flexible lease agreements available