

DISCOVER OPPORTUNITY

INDICATIVE BUILDING PROGRAMME AND SPECIFICATION

INDICATIVE PROGRAMME

MONTH 1

- ◆ Heads of Terms

MONTH 2–3

- ◆ Exchange pre-let Agreement

MONTH 4–7

- ◆ Contracts are exchanged
- ◆ Planning application submitted

MONTH 8–11

- ◆ Planning consent received
- ◆ Detailed design work commences

MONTH 12–24

- ◆ Construction starts
- ◆ Regular design meetings held
- ◆ Building complete and ready to fit-out

TYPICAL OFFICE SPECIFICATION

- ◆ Grade A office accommodation
- ◆ High quality reception areas (e.g. natural stone flooring)
- ◆ Flexible design for purpose-built requirements
- ◆ Fully air-conditioned
- ◆ Target EPC B rating
- ◆ Clear and open plan floor plates
- ◆ 1.5m planning grid
- ◆ Up to 3.35m floor-to-ceiling height
- ◆ High quality curtain wall façades
- ◆ PIR lighting
- ◆ Suspended ceiling with LG7 lighting
- ◆ Metal ceiling tiles
- ◆ Raised access floor with up to 350mm void
- ◆ Occupancy at 1 person/10 sq m
- ◆ Car parking: 1 space/25.5 sq m (net)
- ◆ Showers and changing facilities

