



## SPECIFICATION OVERVIEW

### STRUCTURE AND EXTERNAL ENVELOPE

The retained façades are clad in a natural stone.

The existing windows will be replaced with like for like double glazed units above Ground Level. The windows at Ground Floor will be fully refurbished and reinstated with double glazed windows.

The main entrance onto Seething Lane will be accessed via a new drum sliding door and entrance screen.

Structural imposed loads:

Levels 8 to 9	3.0 kN/m <sup>2</sup> + 1 kN/m <sup>2</sup>
Levels Ground to 7	2.5 kN/m <sup>2</sup> + 1 kN/m <sup>2</sup>

### MAIN RECEPTION

Ceilings - painted plasterboard throughout with feature lighting.

Wall finishes - marble and plasterboard with metal feature panelling.

Floor finishes - marble of varying sizes, with inset brass banding, on the existing slab and with matting to the entrance.

A bespoke reception desk with integral lockable cupboards, service facilities and controls and compliant with current disability recommendations will be installed. The desk will be sufficient for two receptionists.

Ventilation to the reception will be provided by a dedicated air handling unit located in the basement. This shall also provide temperature control within the reception area.

### LIFTS

Three new 13 person passenger lifts to be installed with a passenger handling capacity of 1 person per 8m<sup>2</sup>, with an average waiting time of less than 25 seconds and a peak five minute handling capacity of 12%. One of the passenger lifts provides a dual function firefighting lift.

All lifts will be rated to carry 1,000kg and have a speed of 1.6m per second. Lifts 1 and 2 will serve Basement to 9th Floor. Lift 3 – the firefighting lift – will serve Ground to 9th Floor.

A concealed wheelchair access lift will be provided in the reception hall to overcome two internal steps and will be in matching finishes to its surroundings.

### AIR-CONDITIONING

General office ventilation will be provided by a roof mounted Air Handling Unit (AHU) which will provide tempered fresh air to the office floors via insulated sheet metal ductwork installed within vertical risers. The cooling and heating to the offices will be provided by a 3 pipe fan coil Variable Refrigerant Flow (VRF) system. These will consist of external heat rejection condenser units located at roof level and internal fan coil units installed within the ceiling voids to provide heating and cooling control to each office.

The system will provide for an occupancy rate of 1:8 m<sup>2</sup>.

Inside temperature:	Summer Design	22 °C +/-2 °C
	Winter Design	22 °C +/-2 °C
Outside temperature:	Summer Design	30 °C db-20 °C wb
	Winter Design	-4 °C db- -4 °C wb

Each floor shall have its own VRF condenser system to allow for a separate tenant per floor. The Ground Floor shall have two systems to allow for dual occupancy at this level, i.e. one on either side of the reception area.

Heating and cooling will be controlled by return air temperature sensors located within the office ceiling voids.

The VRF system will be controlled by proprietary system controllers on each office floor which will allow for 24 hour individual tenant control if required. The tenant controls will interface with the main BMS to allow for high level monitoring and control.





#### FLOOR TO CEILING HEIGHTS (FROM TOP OF RAISED FLOOR)

Level 9	2.87m	Levels 4-6	2.87m*
Level 8	2.96m	Levels 1-3	2.58m
Level 7	2.70m	Ground	3.36m

\*average - to underside of slab assuming an exposed ceiling option.

#### INTERNAL OFFICE FINISHES AND SPECIFICATION

The walls will be dry lined and emulsion painted.

The floors will be 600mm x 600mm fully accessible raised access floors – medium duty – to all office floors and providing:

Levels 8 to 9 380mm (overall)

Levels Ground to 7 100mm (overall)

The ceilings will be metal suspended perforated ceiling tiles with concealed air supply within the tiles and solid plasterboard margins. The ceiling system will incorporate flush light fittings which will provide an office light level of 400 lux. The ceilings will incorporate an integrated air return. The system will have a comprehensive arrangement of daylight sensors and PIR's (occupancy sensors).

Office small power allowance to be 25W/m<sup>2</sup> (plus 25% future flexibility).

Office floors will be provided with separate metering which allows for direct billing to individual tenants.



#### TEA STATION/KITCHENETTES

Capped off services will be provided to each floor.

#### WC'S

Five WC's are to be formed as individual unisex superloos with one additional unisex fully accessible WC to each floor.

WC provision allows for occupancy at 1 person per 8 m<sup>2</sup>.

#### FIRE ESCAPE PROVISION

Fire escape capacity at 1 person per 5 m<sup>2</sup> will be provided.

#### BASEMENT CYCLE FACILITIES:

- Seven walk-in self-contained unisex shower units, together with bench seating
- A vanity top with two inset sinks and electrical fittings for hairdryers and shavers
- One accessible shower room and WC
- 68 modular key lockers with associated benches
- 68 bike spaces in two tier racks
- Electric underfloor heating in the cycle facilities area for heating control.

#### BUILDING MANAGEMENT SYSTEM

A BMS control system will be installed to provide fully automatic control of the air-conditioning system.

#### LIFE SAFETY PROVISIONS

A UPS system, located in the Basement, will provide for: firefighting lift; smoke extracts; fire alarms etc.

#### DATA AND COMMS

Walsingham House will have a standard BT phone line service and an Openreach fibre service both backboned to each tenant floor for future connection. Any tenant using a fibre provider that can use the Openreach network can simply connect a fibre service without the need for new incoming services or wayleaves. Separately a diverse Openreach entry point will be provided if required by a tenant and separate incoming entry point will be provided for a non-Openreach supplier.

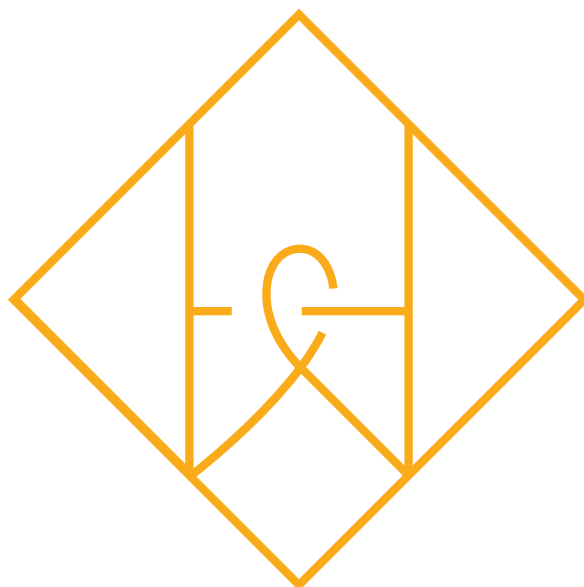
#### SUSTAINABILITY

A BREEAM Excellent rating will be achieved.

#### EPC

EPC rating - B





## WALSINGHAM HOUSE

35 Seething Lane, London EC3N 4AH



**Christopher R Sutcliffe**

020 7456 0706  
crs@newtonperkins.com

**Jamie Nurcombe**

020 7456 0712  
jn@newtonperkins.com



**James Gillett**

020 7409 8961  
jgillett@savills.com

**Alice Murray**

020 7075 2866  
almurray@savills.com

### IMPORTANT NOTICE

Newton Perkins and Savills (UK) Limited for themselves and for the vendor as agents for the vendor give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. March 2018.

Brochure designed and produced by SAENTYS +44 (0)20 7404 8717 | info@saentys.com | www.saentys.com