

St Bride's House

10 Salisbury Square | London EC4



Tenant Information Pack

7,770 sqft (722 sqm) to 15,600 sqft (1,449 sqm)
newly refurbished office space to let

www.stbrideshouse.co.uk

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10 Salisbury Square | London EC4

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Scheme Summary

St Bride's House lies within the thriving southwestern sector of the City of London, inside the Fleet Street Conservation Area, forming part of the historic yet modern business district.

The immediate vicinity is scheduled for public area enhancement as part of the City Corporation's Fleet Street Courts and Lanes design strategy.

Communication links are excellent with City Thameslink station providing quick connections to London Bridge, Farringdon and Kings Cross. Luton Airport Parkway and Gatwick Airport are within approximately 40 minutes journey time. In addition, Blackfriars station provides additional commuter links through Underground (Circle & District lines) and overland rail routes to the south.

Numerous bus routes pass along Fleet Street providing access to the West End and other Central London locations.



Scheme Summary



Comprehensively refurbished in 2004, St Bride's House totals approximately 48,500 sq.ft. over lower ground to fifth floors with an attractive brick façade and full height fenestration. The first and second floors are available on new leases by arrangement.

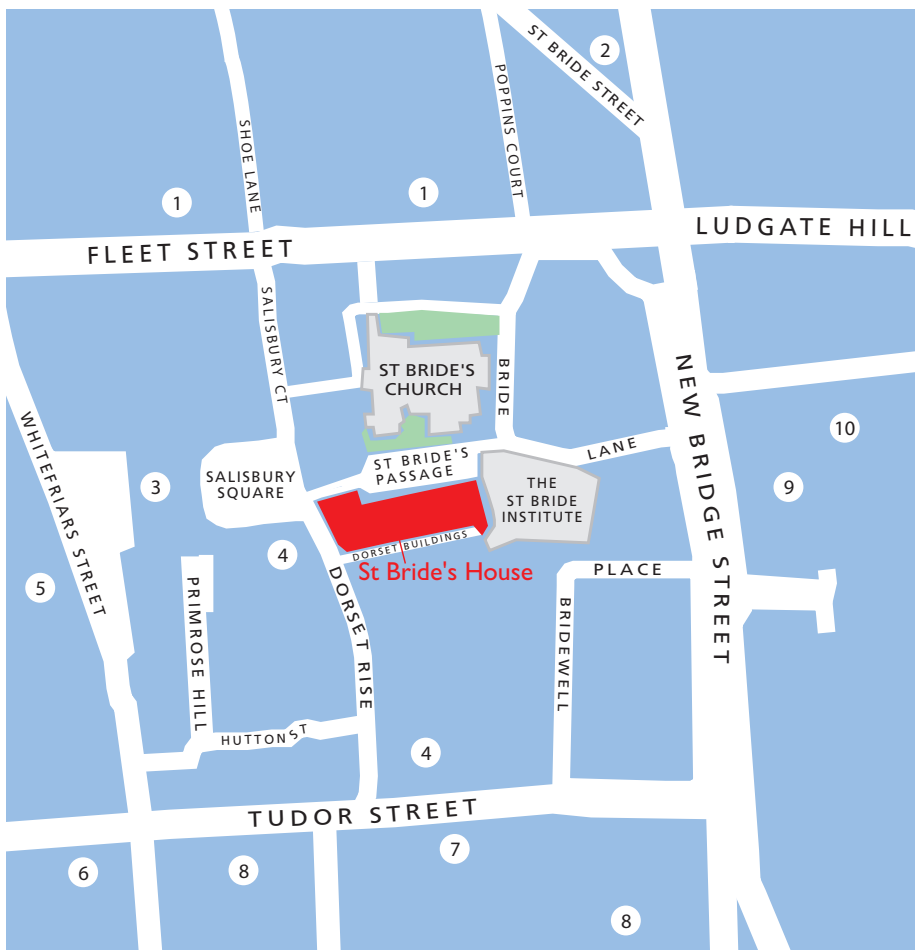
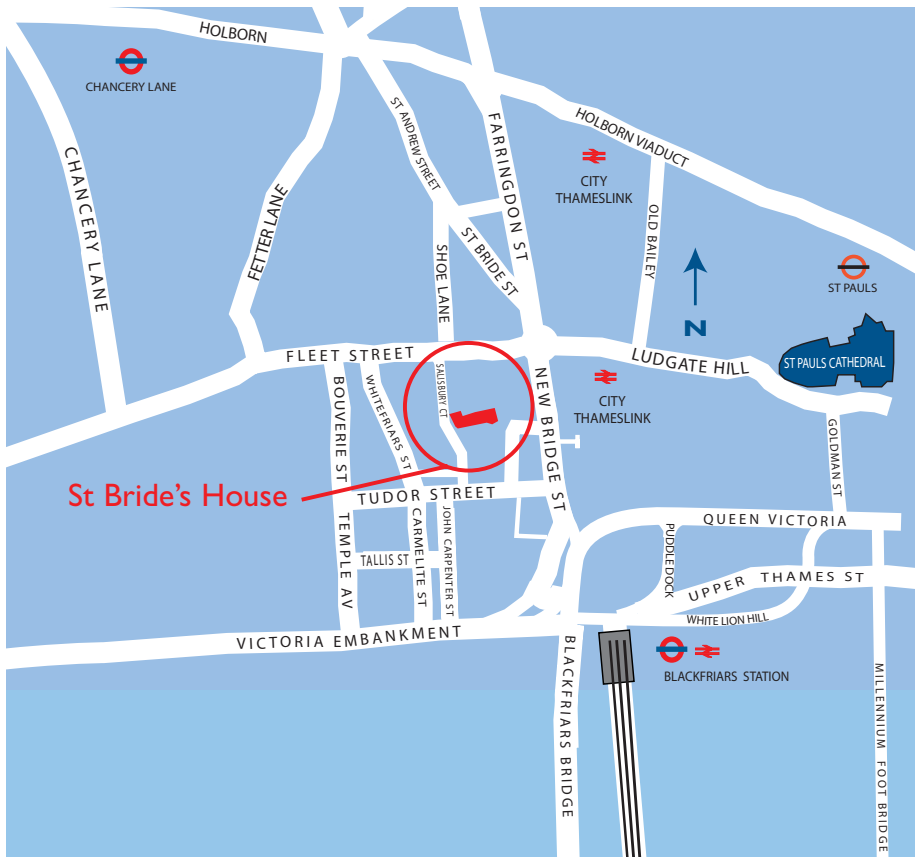
- Comprehensive refurbishment
- Four pipe fan coil air conditioning
- Impressive reception
- 110mm raised floor (80mm clear void)
- LG3 lighting
- Building management system
- Metal plank ceiling
- 3 x 8 person passenger lifts
- 13 person passenger/goods lift
- Storage available
- Excellent natural light

Floor	sqft	sqm
5 th Floor	pre-let to Horwath Clark Whitehill LLP	
4 th Floor	pre-let to Horwath Clark Whitehill LLP	
3 rd Floor	pre-let to Horwath Clark Whitehill LLP	
2 nd Floor	7,830	727
1 st Floor	7,770	722
Ground Floor	pre-let to Horwath Clark Whitehill LLP	
Lower Ground	pre-let to Horwath Clark Whitehill LLP	
Basement storage	pre-let to Horwath Clark Whitehill LLP	
Basement storage	1,665	155
Total	17,265	1,604





Location

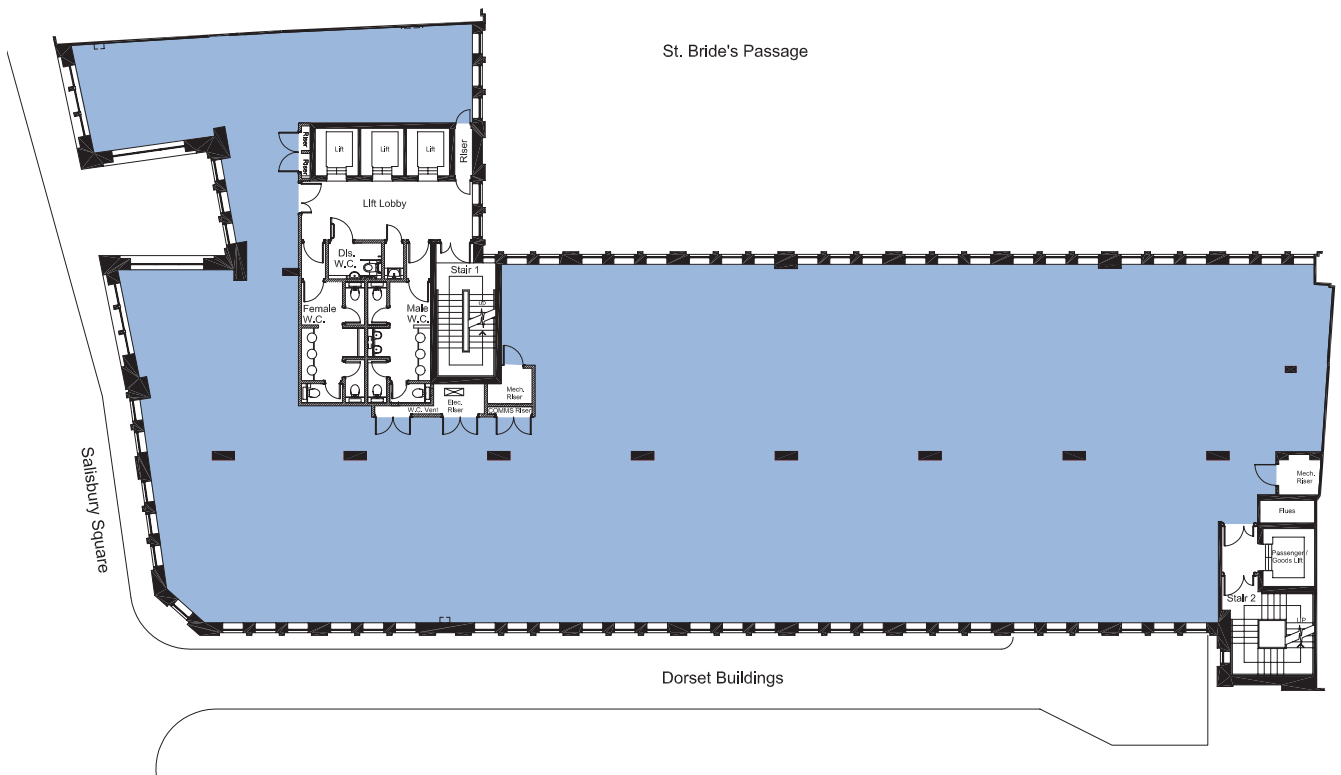


St Bride's House is located off Fleet Street on an island site, facing west on to Salisbury Square. New Bridge Street, Blackfriars and Victoria Embankment are within a short walk.

Local Occupiers

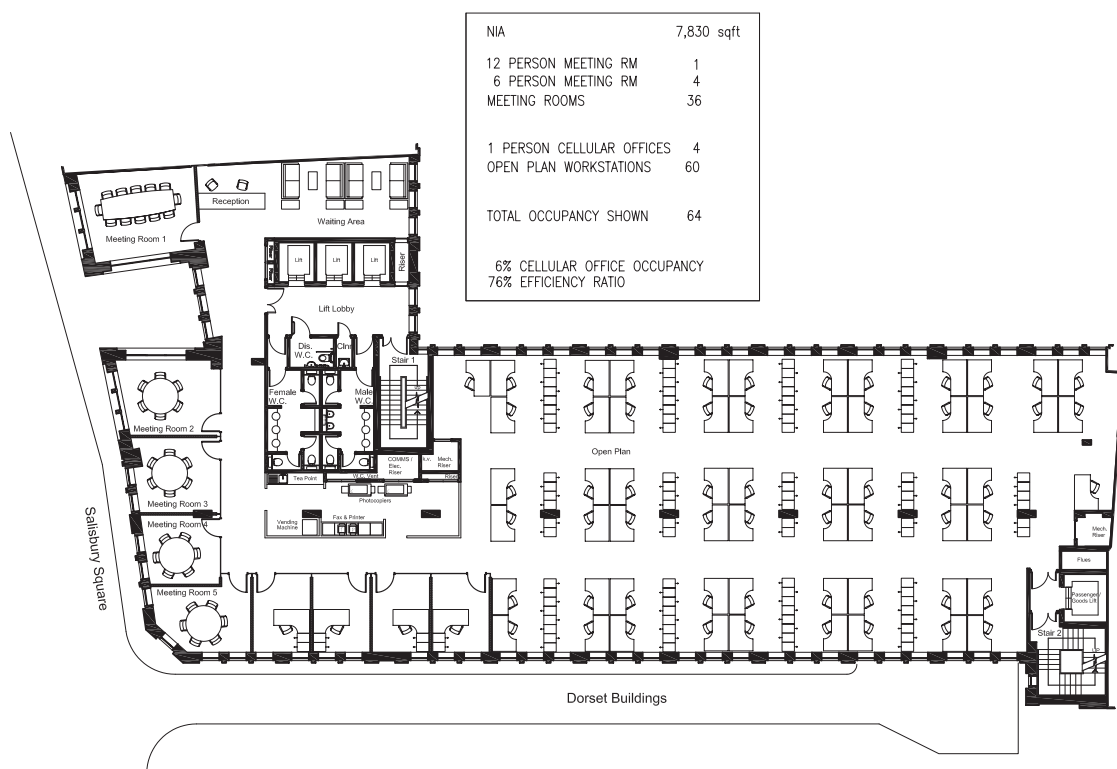
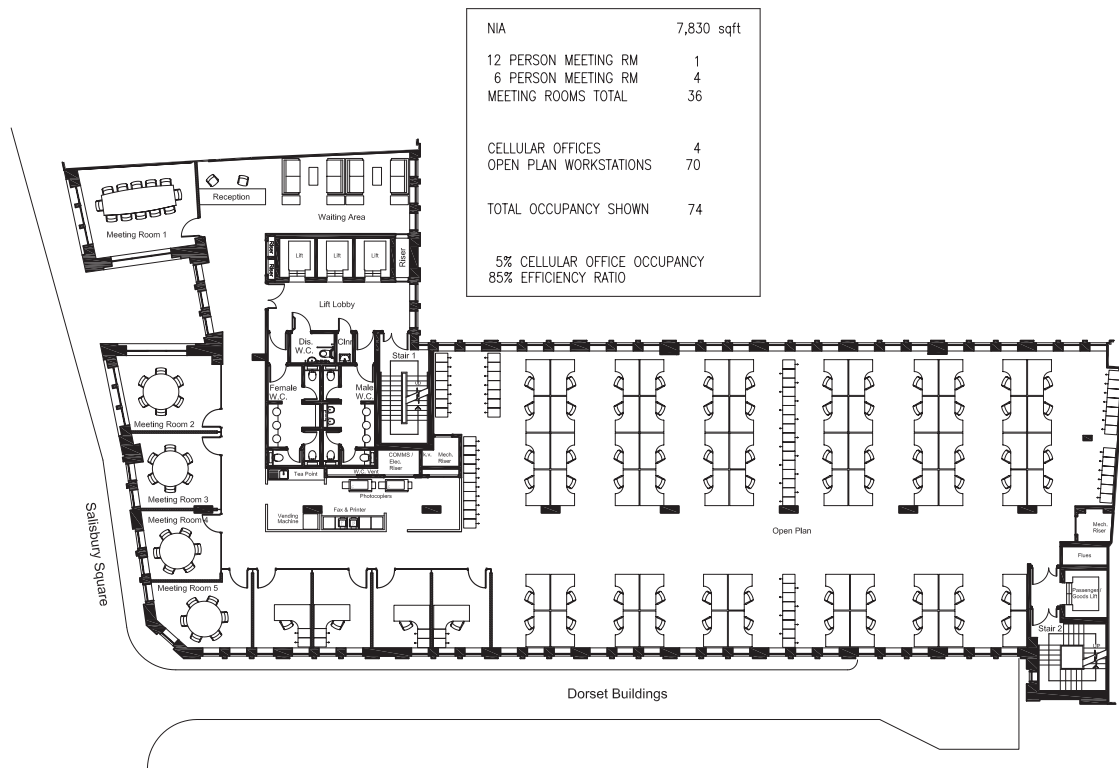
- 1 Goldman Sachs
- 2 Deloitte & Touche
- 3 Office of Fair Trading
- 4 KPMG
- 5 Freshfields
- 6 Jones Day Gouldens
- 7 JPMorgan Chase
- 8 Unilever
- 9 Baker & McKenzie
- 10 Mayer, Brown, Rowe & Maw

Floor Plan

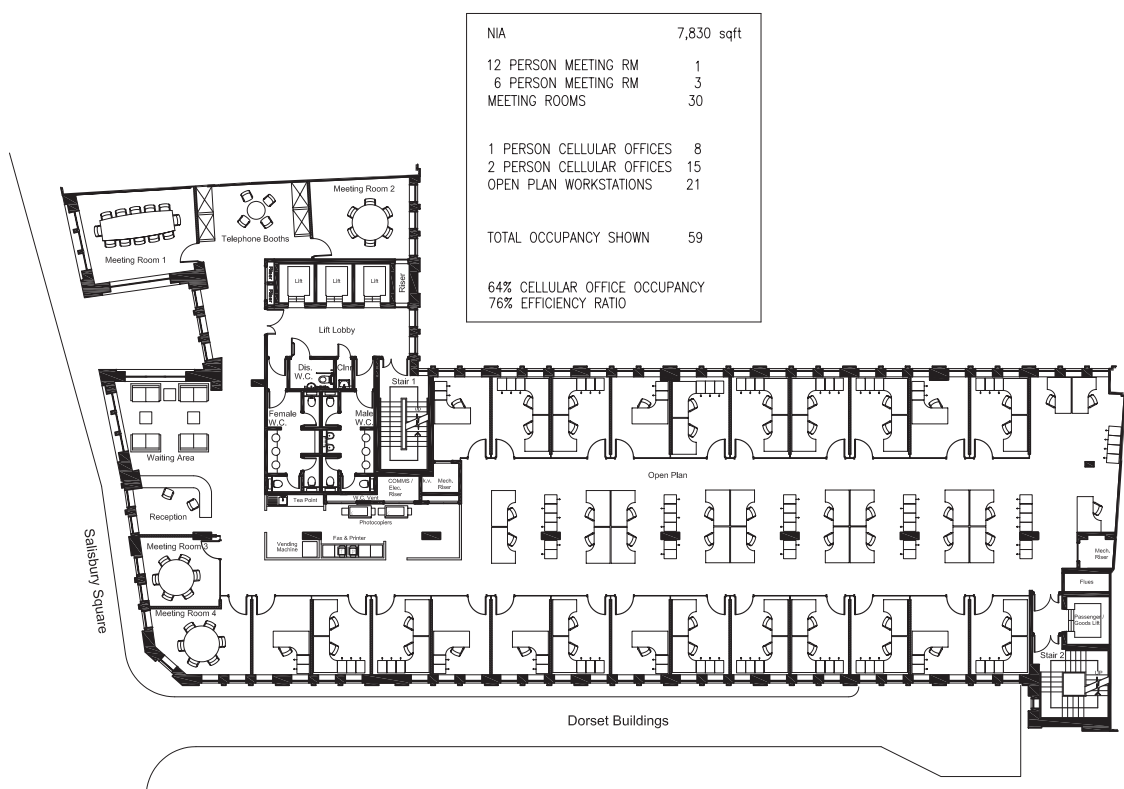
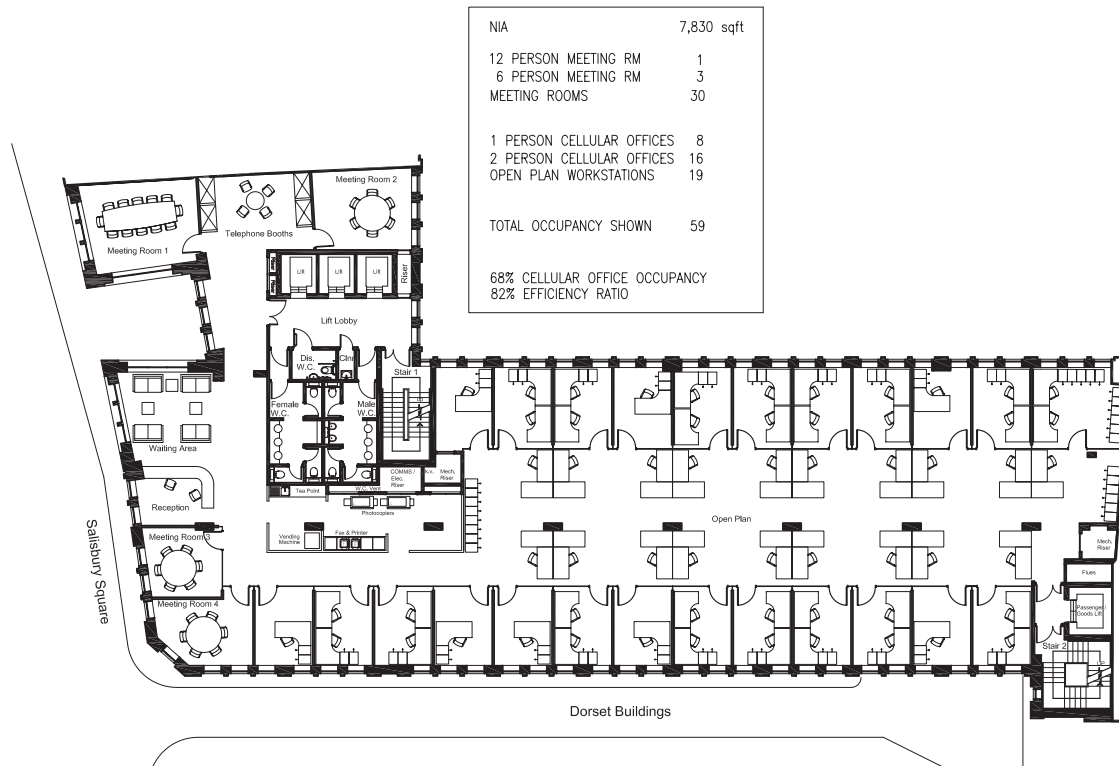


Space Planning Drawings

Open Plan Layouts



Cellular Layouts



Professional Team

Project Manager

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Detailed Specification

OFFICE REFURBISHMENT
ST. BRIDE'S HOUSE
10 SALISBURY SQUARE
LONDON EC4

OUTLINE SPECIFICATION
Base Build : Category A

CROUCH BUTLER SAVAGE LIMITED
1 WHEELLEYS ROAD
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October 2004
(Revised 01.10.2004)
(Revised 05.10.2004)
(Revised 06.10.2004)

I.00 GENERAL

- I.01 St. Bride's House is an office building situated behind 85 Fleet Street, London EC4, with access gained from Salisbury Square.
- I.02 The building comprises a basement (plant rooms and storage) lower ground floor, ground floor and 5no. upper floors.
- I.03 The building was originally constructed in 1985 and refurbished in 2004.
- I.04 The building is generally constructed in an insitu reinforced concrete frame, on a raft foundation.
- I.05 The external walls are generally of facing brickwork with the ground floor faced in a rusticated render finish.
- I.06 Windows generally are bronze anodised aluminium window frames with sealed double glazed units.
- I.07 The roof finish is generally of mastic asphalt.

2.00 REFURBISHMENT

- 2.01 The complete building has been refurbished to a good standard, in accordance with the specifications set out in this document.
- 2.02 Town Planning Consent has been granted by the Corporation of London, for the following:
- a new entrance screen to the existing main entrance to the building.
 - a new entrance screen to a new entrance for the use of Horwath Clark Whitehill LLP
- 2.03 A tenant, Horwath Clark Whitehill LLP occupies part of the basement and the whole of the lower ground, ground, third, fourth and fifth floors.
- 2.04 All lifts, including the goods lift, are available for use by all tenants.

3.00 PRINCIPAL PERFORMANCE CRITERIA

3.01 Primary Dimensions

The office accommodation provides the following primary dimensions:

Effective Planning Grid of 1500mm generally

Finished floor to ceiling height of offices: existing slab to slab heights vary.
The floor to ceiling height is approximately 2500mm generally, in the office areas.

Finished floor to ceiling height of toilets - approximately 2400mm.

Raised floor zone of approximately 110mm generally.

Nominal under floor clear void of minimum 80mm.

Ceiling/lighting zone of 70mm.

Maximum overall services zone of approximately 415mm (subject to confirmation)

Nominal internal widths of offices -

lower ground	- 13200mm approximately
ground	- 13200mm approximately
first	- 14900mm approximately
second	- 14900mm approximately
third	- 14900mm approximately
fourth	- 14750mm approximately
fifth	- 14750mm approximately

3.02 Floor Loadings

The structure will accommodate the following superimposed floor loads (subject to confirmation):

Superimposed load	- 5.0 KN/m ² (100lbs/sq ft).
Partitions	- 1.0 KN/m ² (20lbs/sq ft).
Roof plant level	- 1.5 KN/m ² (30lbs/sq/ft).

3.03 Noise Criteria

The mechanical installations are designed to provide noise criteria ratings as follows:

Open plan office areas	NR 38
Entrance Halls	NR 40
Toilet Areas	NR 40
Circulation Spaces	NR 40

3.04 Occupancy

Toilet facilities are provided to meet the recommendations of current British Standards and the recommendations of BCO. An occupancy level of 1 person per 10m² of open plan office space is assumed. The toilet provision is based upon a population of 60% male 60% female.

The mechanical and electrical installations are calculated on an anticipated occupancy level of 1 person per 10m² of open plan office space.

3.05 Heat Gains

The air-conditioning installation is designed on the basis of the following Heat Gain Allowances to the office space:

People	80 watts (sensible) 40 watts (latent)
Lighting	15 watts/m ²
Equipment/ Small Power	25 watts/m ²

3.06 Design Conditions

The air conditioning installation is designed to the following conditions:

External Design Conditions

Winter	-4 deg.C. 100% saturated
Summer	29 deg. C dry bulb, 20 deg. C wet bulb

Internal Design Conditions

Offices

Winter	21 deg. C +/- 1 deg. C
Summer	22 deg. C +/- 1 deg. C

Reception

Winter	21 deg. C +/- 1 deg. C
Summer	22 deg. C +/- 1 deg. C

Toilets

Winter	18 deg. C +/- 1 deg. C
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Staircases/Lift Lobbies

Winter	18 deg. C +/- 1 deg. C
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3.07 Ventilation Rates

Offices

Occupancy - 1 person per 10m² net lettable

Rate - 12 litres/second/person (no smoking permitted)

Toilets

Extract 10 Air Changes per hour

3.08 Lighting

The lighting installations are designed to provide maintained service illuminations as follows:

Office areas (open plan)	- 350 lux (average)
Circulation area	- 200 lux
Toilet areas	- 200 lux
Plant spaces	- 100 lux

3.09 Lifts

3 no. passenger lifts are provided, each designed to the following criteria:

Load	- 630 Kg. (8 person)
Speed	- 1.0 metres per second
Car dimensions	- 1100 x 1400 x 2200 (nominal)
Door dimensions	- 800mm wide, centre opening

A goods/passenger lift is provided to the following criteria:

Load	- 1000 Kg (13 persons)
Speed	- 1.0 metres per second
Car dimensions	- 1600mm wide x 1400mm deep
Door dimensions	- 1100mm wide

4.00 EXTERNAL

- 4.01 The external light fittings have been cleaned and put into good working order.
- 4.02 The windows generally have been inspected, and any missing or displaced glazing gaskets, seals and beading have been repaired or replaced as necessary.
- 4.03 A new main entrance screen and doors have been provided, incorporating automatic bi-parting fully glazed doors.
- 4.04 A new entrance screen incorporating bi-parting automatic fully glazed doors has been provided as part of the tenant's works to a new entrance for Horwath Clark Whitehill LLP.
- 4.05 All retained external doors have been overhauled or replaced as required.
- 4.06 The rendered and painted elements to the lower levels of the elevation, up to and including the Ground Floor, have been redecorated.
- 4.07 The existing surface water drainage systems have been retained throughout the building and externally.
- 4.08 Existing foul water systems have been retained, modified, and extended as necessary.
- 4.09 The existing mastic asphalt finishes to the principal roof areas have been repaired/replaced as necessary.

5.00 OFFICES

- 5.01 Carpet is to be laid to all office floors. The carpet is to be Grade 4, anti-static, 500 x 500mm heavy contract cut pile carpet tiles, Fiesta range by Gaskell Textiles Limited, colour Toledo Grey, or similar. Contribution of £23.00 + VAT per sq.m.
- 5.02 A medium duty raised cavity floor installation is incorporated to all office areas. This comprises 600 x 600mm metal encapsulated panels on metal pedestals, by Kingspan Access Floors Limited, or similar (to conform to PSA MOB PF2 PS standard). The installation is provided with cavity barriers as necessary to comply with the requirements of the Building Regulations. The total zone depth is approx. 110mm, with a clear nominal void of minimum 80mm. The sub-floor has been left in a clean and tidy condition.
- 5.03 The office ceilings comprise a planked metal ceiling system by SAS Ltd comprising 1200 x 300 perforated white metal ceiling tiles installed into a metal suspension system with a suspension grid and white linear 300mm wide beam. The tiles are complete with acoustic pads. Ceiling edges and margins comprise British Gypsum M/F seamless plaster suspended ceilings, or similar, decorated with white emulsion paint.
- 5.04 The lighting installation comprises modular linear recessed T5 fluorescent fittings complete with LG3 compliant louvres. Emergency lighting packs are incorporated as necessary.
- 5.05 Air conditioning slot diffusers are located at the perimeter of the offices ceiling, with square diffusers located in ceiling tiles serving internal office zones.
- 5.06 Plaster wall surfaces are finished with lining paper and white emulsion paint.
- 5.07 New MDF skirting boards have been provided, finished with eggshell paint, colour white.
- 5.08 Existing Corian window cill boards are retained.
- 5.09 Doors are sycamore veneered flush doors with a clear lacquer finish. Door frames and architraves are hardwood, with a clear lacquer finish. Vision panels are provided to doors, as appropriate.
- 5.10 Ironmongery to doors is satin stainless steel complete with all necessary locks, door closers, kick plates, handles, push plates etc.

6.00 TOILET AREAS

- 6.01 The floor finish to all toilet areas is 300 x 300 x 8mm ceramic tiles.
- 6.02 The walls are part ceramic tiled and part finished with white emulsion paint.
- 6.03 The ceilings to all toilet areas are generally British Gypsum M/F seamless plaster suspended ceilings painted white. Lower drop bulkhead ceilings have been constructed over wash hand basin worktops. Elements of 600 x 600mm lay in grid metal ceiling tiles are incorporated where access is required.
- 6.04 Lighting comprises recessed downlighters with low energy lamps installed into the suspended ceiling. The light fittings are located to give general lighting, as well as lighting within cubicles and over wash hand basins, and are PIR switched.
- 6.05 Wash hand basins are Loop surface mounted, 380mm diameter, circular ceramic basins by Villeroy & Boch fixed onto a mocha granite worktop. Under worktop cupboards are provided in order to conceal all pipework and provide a location for storage and soap dispensers if required.
- 6.06 Taps are wall mounted basin mixers in satin chrome.
- 6.07 Large mirrors are provided over each basin installation.
- 6.08 WC suites are back to wall Cameo by Armitage Shanks, in white, with concealed cisterns.
- 6.09 Urinals are Contour by Armitage Shanks in white, with concealed cisterns.
- 6.10 All plumbing pipework is concealed, with cisterns located behind panelled back walls of the WC cubicles.
- 6.11 Cubicles have full height partitions. Doors are sycamore veneered flush doors with satin stainless steel ironmongery, including toilet roll holders.
- 6.12 Electric warm air hand dryers are installed in all toilet areas, with shaver sockets provided to all male toilet areas.
- 6.13 A fully fitted disabled toilet is provided at each office floor level, with an alarm.
- 6.14 Toilet extract grilles are mounted above WC pans.
- 6.15 Make-up air is via ceiling mounted air transfer grilles.

7.00 ENTRANCE HALL

- 7.01 The floor finish generally to the entrance hall consists of limestone tiles. Barrier matting is provided adjacent to the main entrance doors.
- 7.02 A reception desk is provided. The desk is provided with telephone and power outlets.
- 7.03 The ceiling generally consists of a British Gypsum MF jointless suspended plaster ceiling, painted white, with inset downlighters. Additional feature lighting is provided.
- 7.04 Walls generally have a white painted plaster finish with tiled skirtings to match the floor finish.
- 7.05 Underfloor ducts are provided to the reception desk to allow occupants to install additional services.

8.00 STAIRCASES

- 8.01 The staircases are finished with carpet tiles, with nosings, (with non-slip coloured inserts).
- 8.02 Plaster wall surfaces are finished with lining paper and white emulsion paint.
- 8.03 The staircases are provided with new surface mounted light fittings. Emergency lighting packs are incorporated as necessary.
- 8.04 The existing glass balustrading and timber handrails are retained. The timber handrails are refinished.

9.00 LIFT LOBBIES

- 9.01 The 3no. new passenger lifts and the new goods/passenger lift are provided with brushed stainless steel lift fronts and doors, incorporating indicator plates and call buttons.
- 9.02 Plaster wall surfaces are finished with lining paper and white emulsion paint.
- 9.03 The floors to lift lobbies are generally solid, and are finished with 500 x 500mm heavy contract cut pile carpet tiles. Ground Floor lift lobby - see 7.01.
- 9.04 Ceilings to lift lobbies comprise British Gypsum MF seamless plaster suspended ceilings, with inserts of 600 x 600 lay in metal suspended ceiling tiles where access is required.
- 9.05 The lighting to the lift lobbies comprises recessed ceiling downlighters.

10.00 LIFTS

10.01 The lift installation is new, including new lift fronts, incorporating car doors, control panels, architraves, indicator plates, call buttons etc, in brushed stainless steel. Car thresholds to level with Lobby floors within normal tolerances. Lift installations comply with DDA requirements.

10.02 New lift cars are provided for the passenger lifts, and these are finished to a high standard. The finishes are as follows:

- stone floor tiles to match the entrance hall floor finish
- half height mirror to rear car wall, with brushed stainless steel mid-rail
- side walls finished with brushed stainless steel
- brushed stainless steel control panel
- brushed stainless steel ceiling with concealed lighting

10.03 Studs and drapes are provided to each lift car.

10.04 A new lift car is provided for the goods/passenger lift. Finishes are as follows:

- grey rubber floor
- half height mirror to rear car wall, with brushed stainless steel mid rail
- side walls finished with brushed stainless steel
- brushed stainless steel control panel
- brushed stainless steel ceiling with concealed lighting

11.00 MECHANICAL SERVICES

11.01 Office Heating and Cooling System

An air-conditioning installation is provided to all offices and entrance areas.

The office and entrance areas are heated, cooled and ventilated using a ceiling void mounted low pressure hot water heating and chilled water cooling four pipe fan coil unit system. Fresh air to the offices is provided from a central air handling unit. The air handling plant comprises air silencers, air filters, low pressure hot water heating coil, chilled water cooling coil and centrifugal fan.

The conditioned fresh air supply is ducted from the plant area to each floor through main risers and branch ducts routed within the suspended ceiling voids. Main supply air plant is filtered via pre-filter and secondary panel type filters. Pre-filter will typically achieve 75 - 80% arrestance as Amerglass G2 or similar. Secondary filter will typically achieve 60 - 65% arrestance as Varicell F6 or similar. The conditioned supply air is supplied into the office areas from the fan coil units through ceiling mounted air diffusers with colour finish to match the suspended ceiling grid.

The supply air temperature from the fan coil units to the office space is automatically controlled by temperature sensors operating the heating and cooling control valves on each fan coil unit. Exhaust air from the offices is induced into the suspended ceiling voids through ceiling grilles.

Air is continually exhausted from the ceiling void through an extract plenum within the ceiling void. Office extract ducts are connected into a main return air duct within the riser shafts. The exhausted office air is discharged to atmosphere.

The office area fan coil units are arranged to serve the building with two perimeter zones and selected internal zones.

For perimeter zones fan coil units are provided on the basis of one per 6.0m wide bay, in accordance with BCO recommendations.

Condensate drains are provided from the fan coil units and discharge into overflow gulleys or into the surface water drainage system.

11.02 Heating and Chilled Water Systems

An LPHW pumped heating distribution system served by modular boilers with conventional flues provides hot water heating to the ceiling void mounted fan coil units serving the office areas, radiators located in the cores and to the central supply air plant. The system is filled and pressurised by an automatic pressurisation unit. The boilers, pressurisation unit and circulating twin head pumps are located within the Landlord's plant room. Boilers are of modular type to provide resilience.

The chilled water pumped distribution system served by new chillers provides chilled water to the ceiling void mounted fan coil units serving the office and entrance areas. Chiller plant comprises air cooled equipment from standard manufacturers range, located in a plant room at roof level. The system is filled and pressurised by an automatic pressurisation unit. The new chillers have been selected to maintain the environmental conditions of the building, operating with 134a or R407C refrigerant. Space is provided within the Plant Rooms for the future installation of humidification equipment, in accordance with BCO Recommendations.

Air and water systems have been set to work, tested, commissioned and balanced in accordance with the CIBSE Codes of Practice and manufacturer's recommendations.

Heating and chilled water systems have been flushed, cleansed, treated with an approved Biocide to prevent fungi, and dosed with a corrosion inhibitor. Each system is provided with a manual chemical dosing pot arrangement to introduce chemicals to the system in a satisfactory manner.

11.03 Automatic Controls

The mechanical services installation is fully automatically controlled under the dictates of a DDC Building Management System.

Control facilities include:

Plant control panel with manual switches and indicator lamps to operate and control the plant.

Facility for firemans control of ventilation plant.

Each floor is provided with a plant over-ride switch with BMS digital inputs arranged to operate air-conditioning plant to provide out of hours operation.

Optimised control of heating plant and time switch control of chillers and air handling plant, programmable via the BMS.

A communication modem is provided to allow remote communication, monitoring and adjustment of all of the BMS functions and facilities via a telephone communications link. This includes alarm conditions, temperature monitoring, control set point adjustment, plant failure and plant operation.

The BMS communications modem facility includes set point adjustment of all control points. This includes the facility to adjust temperatures of fan coil units on an individual basis, on a zonal basis, or a global basis.

The BMS software includes features to log plant operating times, running periods and calculate the energy usage of each plant for energy monitoring.

The BMS installation is operated from a supervisor package located in the Landlord's Control Room at Lower Ground Floor level. The supervisor consists of a computer, monitor, keyboard and printer.

The computer provides pictures/displays of each office floor plan, each plant schematic arrangement, calendars and graphs in an agreed format. Spare analog and digital points are included for future use. Access to interface the BMS will be available to Tenant. For the purposes of monitoring, adjusting temperatures etc., the Tenant may install a slave computer giving control of the fan coils within the Tenant's space.

11.04 Toilet Ventilation

A common BMS time-controlled toilet extract system is provided serving the toilets on each floor with ducted connections to extract grilles. The duplicate toilet extract fan set is provided with automatic control facility to provide run and standby and automatic changeover facility during working hours. Toilet extract fan sets are located at roof level.

11.05 Domestic Hot and Cold Water Services

Centrally generated hot water is provided at each floor level to serve male and female toilet wash hand basins, and cleaners sinks where provided. Water heating is time switched by the BMS.

Cold water services are provided to serve air-conditioning plant, toilet wash hand basins, WC's, urinals and cleaners sinks where provided. Cold water storage is provided at the rate of 10 litres/person.

Hot and cold water installations comply with current Model Water Bylaws.

11.06 Fire Fighting Appliances

Provision of hand held fire extinguishers are the responsibility of the Tenant.

12.00 ELECTRICAL SERVICES

12.01 Mains Distribution

The Regional Electricity Company have provided a suitable electricity service from the adjacent Substation. Space has been allocated for the Electricity Company's service and metering equipment, adjacent to the main electrical switchboard for the building.

The main switchboard comprises a floor or wall mounted cubicle switch panel with MCCB fuse protection to all outgoing sub-main cables. 25% spare capacity has been left for addition of future Occupier's switchgear.

Sub-main cables comprise cross linked polyethylene steel wire armoured, low smoke and fume sheath (XLPE/SWA/LSF) cables. The electrical distribution system includes sub-metering on a floor by floor basis.

A rising main busbar is provided to serve each floor, with a distribution panel on each floor comprising a composite three phase and neutral distribution board. These boards contain lighting and small power circuit protective devices in the form of miniature circuit breakers.

Every local distribution board and vertical cable tray provides 25% spare ways for future additions by Occupiers. Each small power circuit is equipped with an MCB.

Electricity metering is provided as follows:

Main incoming supply meter

Sub-meter to every floor

Sub-meter to central plant

Sub-meter to Landlord's common parts

Sub-meter to lifts

12.02 Lighting

Lighting to general office areas is provided by means of linear recessed luminaires designed to comply with BS EN 605982, incorporating high frequency control gear and LG3 compliant satin louvres.

Office area luminaires are provided with additional flex to allow relocation into an adjacent grid within the suspended ceiling without rewiring.

Lighting design meets the spirit of the latest recommendations of CIBSE code for Interiors Lighting, lighting guide 3 (LG3) unless otherwise stated, particularly with regard to the following:

Average Maintained Illuminance

Office Areas	350 lux (average)
Reception Area	200 lux
Staircase Areas	200 lux
Toilet Rooms	200 lux

The uniformity ratio over the task area is not less than 0.7:1 for office areas, in accordance with the latest CIBSE LG3 guide lines and recommendations, and over the remainder of the interior is not more than 3:1.

Lighting to staircase areas is by means of wall mounted or ceiling mounted compact fluorescent luminaires.

Lighting to toilet areas is by means of recessed compact fluorescent downlights PIR switched.

Lighting to plant and store rooms is by means of standard fluorescent batten luminaires and bulkhead fittings locally switched. These luminaires are sited appropriately or protected to minimise damage which may occur during routine maintenance.

Emergency lighting is provided to meet the recommendations of BS5266: Part 1:1998 and the requirement of the Building Regulations.

Emergency lighting in office areas is provided by means of inverter/battery units within the office luminaires. Similar methods are used in all other areas where possible, if necessary by means of battery inverter units in accessible ceiling voids adjacent to luminaires.

All emergency lighting batteries are capable of operating the emergency lighting system for 3 hour, or such longer time as may be required by the Building Regulations. Each self-contained emergency luminaire, or visible group of emergency luminaires, are provided with a key operated test switch.

The wiring system to luminaires is PVC insulated single core cables enclosed in sheet steel trunking along the corridor line (where accessible), with final flexible connections from plug in connectors by a LSOH 4 core flexible cord. The wiring is arranged such that any luminaire or group of luminaires can be reconnected by the Occupier to provide local switch control as part of their fitting out.

Within open plan office areas automatic PIR switching is provided to achieve the intent of Part L of the Building Regulations. A proprietary modular wiring and lighting control system is provided. The system is suitable for alteration by the Tenant.

Lighting switches in office areas are finished with stainless steel cover plates; in plant or store areas they are plastic.

12.03 Small Power

Small power cabling installations to office areas are provided as part of the Occupier's fitting out works and comprise final circuit wiring from the distribution board to the floor boxes and cable tray management system along the notional corridor within the raised floor cavity.

General power to the office areas is provided to meet an office equipment load of an average of 25 watt/sq.m. of net internal area.

Socket outlets are provided for cleaning in cores and for general purposes in plant rooms and reception areas etc.

Small power is provided for hand driers and urinal controllers. Shaver socket outlets are provided in male toilet areas, connected to the local lighting circuit.

All installed socket outlets in office core areas are finished with stainless steel cover plates; in plant or store rooms they are plastic.

12.04 Telecommunications

Ducts are provided into the Building at ground level for telecommunication services. A route is allocated at ground level and vertically through the Building, for the installation by Occupiers of telephone and data installations. A cable tray is provided for the Tenant in the vertical riser.

Conduits and an underfloor trunking system are included between the reception and the main entrance and the rear door for the future provision by the Occupier of a door entry system, power, voice and data cabling.

12.05 Fire Alarms

The fire alarm system comprises manual call points at the exit points from each office floor and at the final points of exit from the Building, with alarm sounders below ceiling level on each open office floor and in cores where necessary, and is designed to meet the recommendations of BS 5839:Part 1:1998 Type L3 and the requirements of the Building Regulations.

The analogue addressable fire alarm control panel is located in or adjacent to the main entrance. The panel is positioned in the main entrance hall. The panel incorporates the fire brigade ventilation control.

The Building is provided with a fire alarm system to provide adequate protection at the completion of the Developer's works and is capable of expansion with 50% spare alarm capacity for the Occupier.

Any alterations required as a consequence of the Occupier's fitting out will be the responsibility of the Occupier.

12.06 Lightning Protection

The building complies with BS6651.

12.07 Access Control System

The works include the provision of a proximity card access control system at all entrances from shared common space to occupied office space. The system is capable of being zoned with different levels/rights of access through each set of doors.

A video door entry phone system is installed to the roller shutter door giving access to the Garage. The system incorporates a camera/phone unit located on the entrance hall desk.

The access control system is extended to incorporate dedicated alarms to the external doors of the building. The alarms are audible and visual at the main reception desk during normal working hours. Outside normal working hours the system automatically transmits the alarm to a 24 hour monitored Red Care facility via a dedicated Landlord's telephone line.

The tenant is responsible for all other provision of security systems.

12.08 Lifts

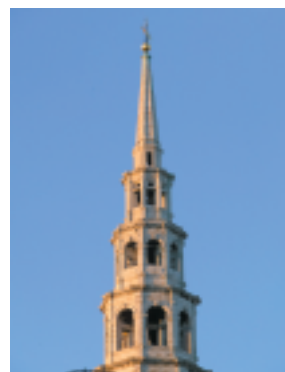
The 3no. passenger lift installations, and the goods lift installation are all new.

The principal performance criteria are listed in Item 3.09 above. The car finishes are specified in Section 10.00 above.

12.09 CCTV Installation

A Landlord's CCTV system is provided comprising:

- high resolution static colour cameras mounted on the external faces of the building within weatherproof housings. In addition, cameras are located in the Garage and Wine Bar lift lobby.
- A TFT flat screen monitor on the reception desk.
- Automatic recording of all camera images.



Misrepresentation Act

These brief particulars have been prepared as agents for our client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. November 2004