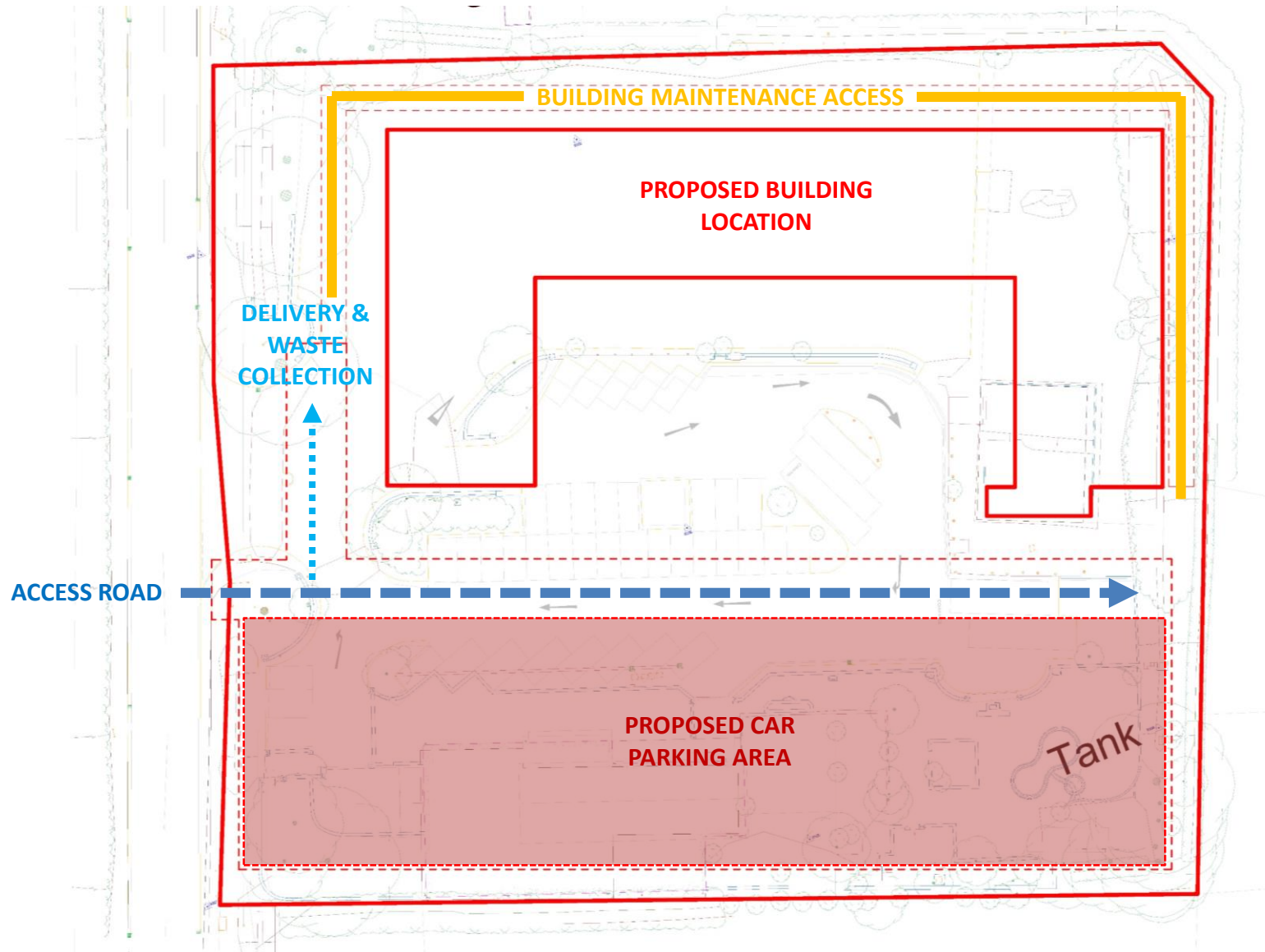




1.0 Site

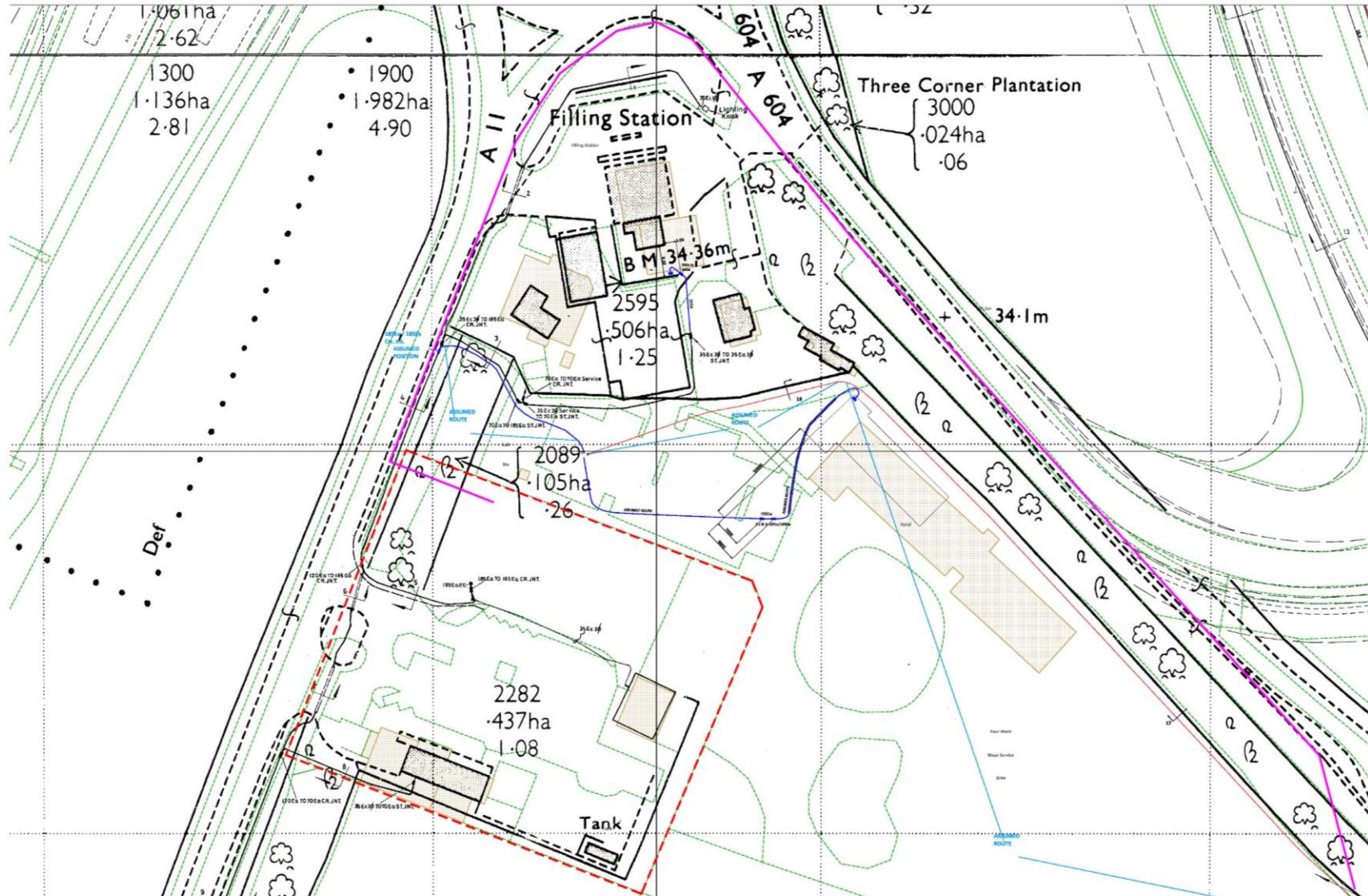


Site strategy
Overlay

- Existing asphalt area
- Existing trees to be removed
- Fire hydrant (sign and MH)
- Telecommunications cover
- Inspection and manhole covers



Site Review
Overlay



UKPN
Asset Plan

approximate route of new UKPN HV cable

3.0 Layout

Current Proposal

SUMMARY

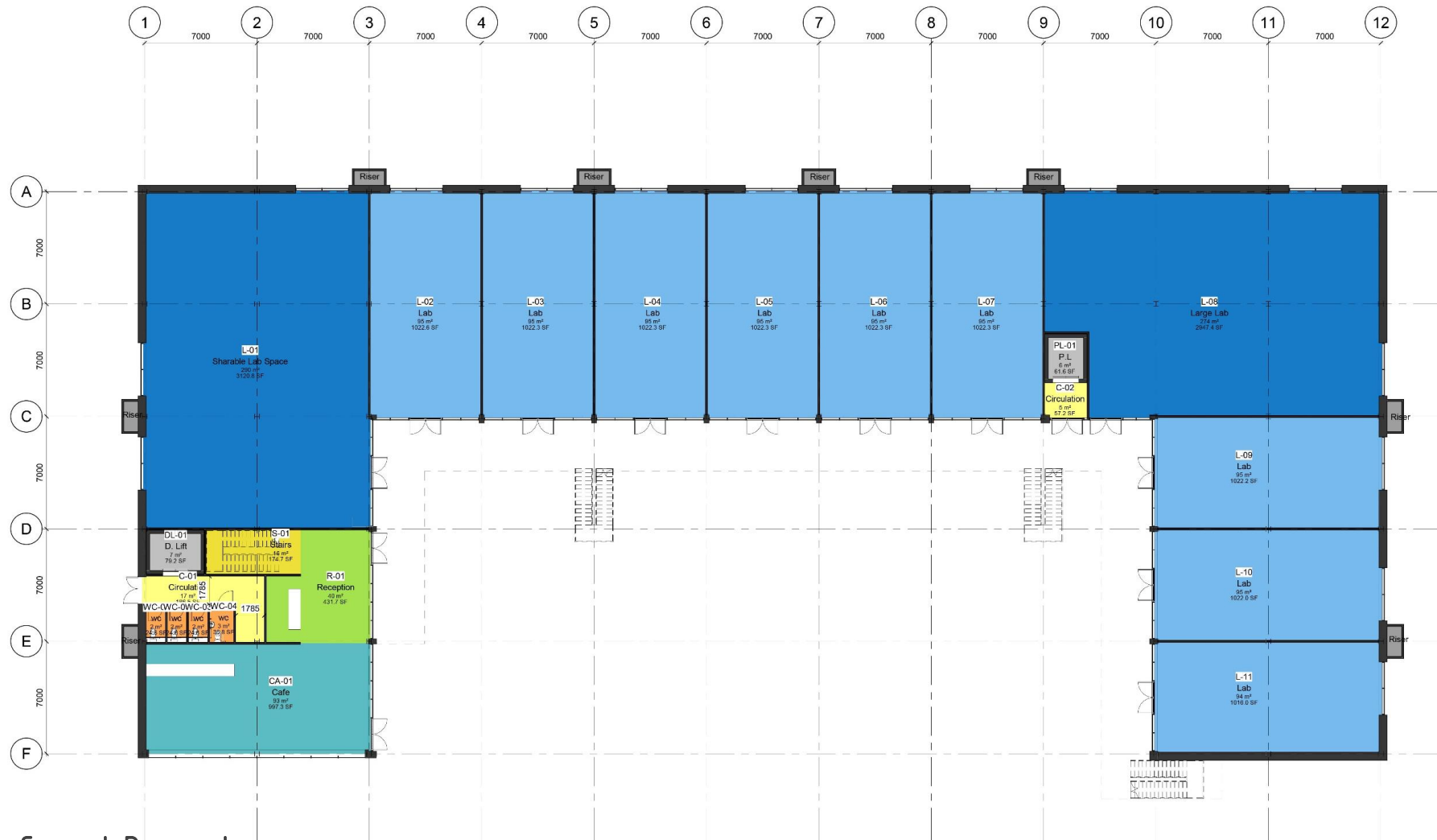
GIA Footprint: 1632m² / 17,566ft²

PERIMETER: 268,638m

TOTAL LETTABLE AREA: 4537m² / 48835ft² (inc. 98m² / 1054ft² café)

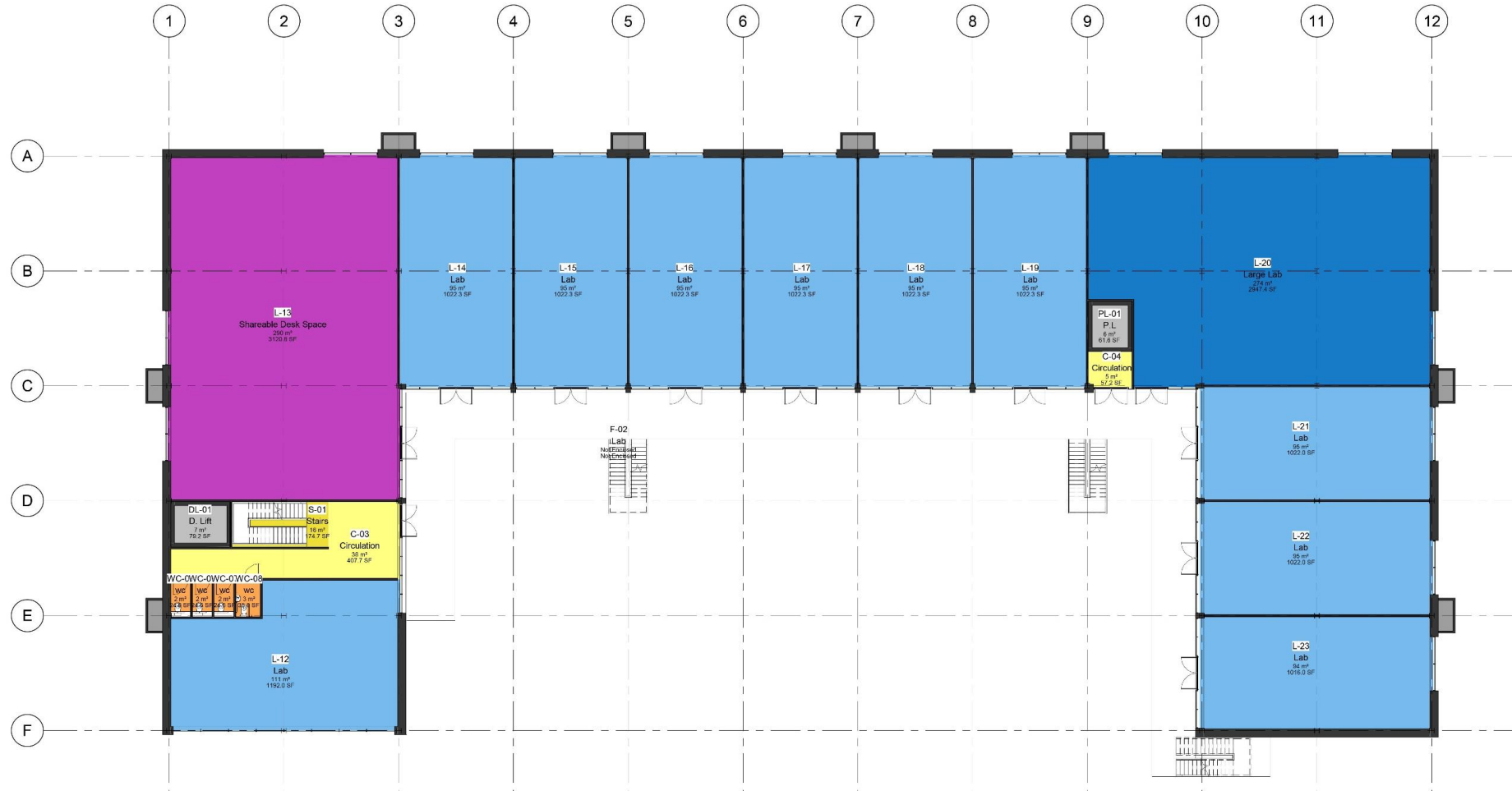
non-lettable spaces are, circulation, stair/lift and wc core and the communal space on 2nd floor

Lettable vs Gross Internal Area = 4397m² vs 4896m² (90%)



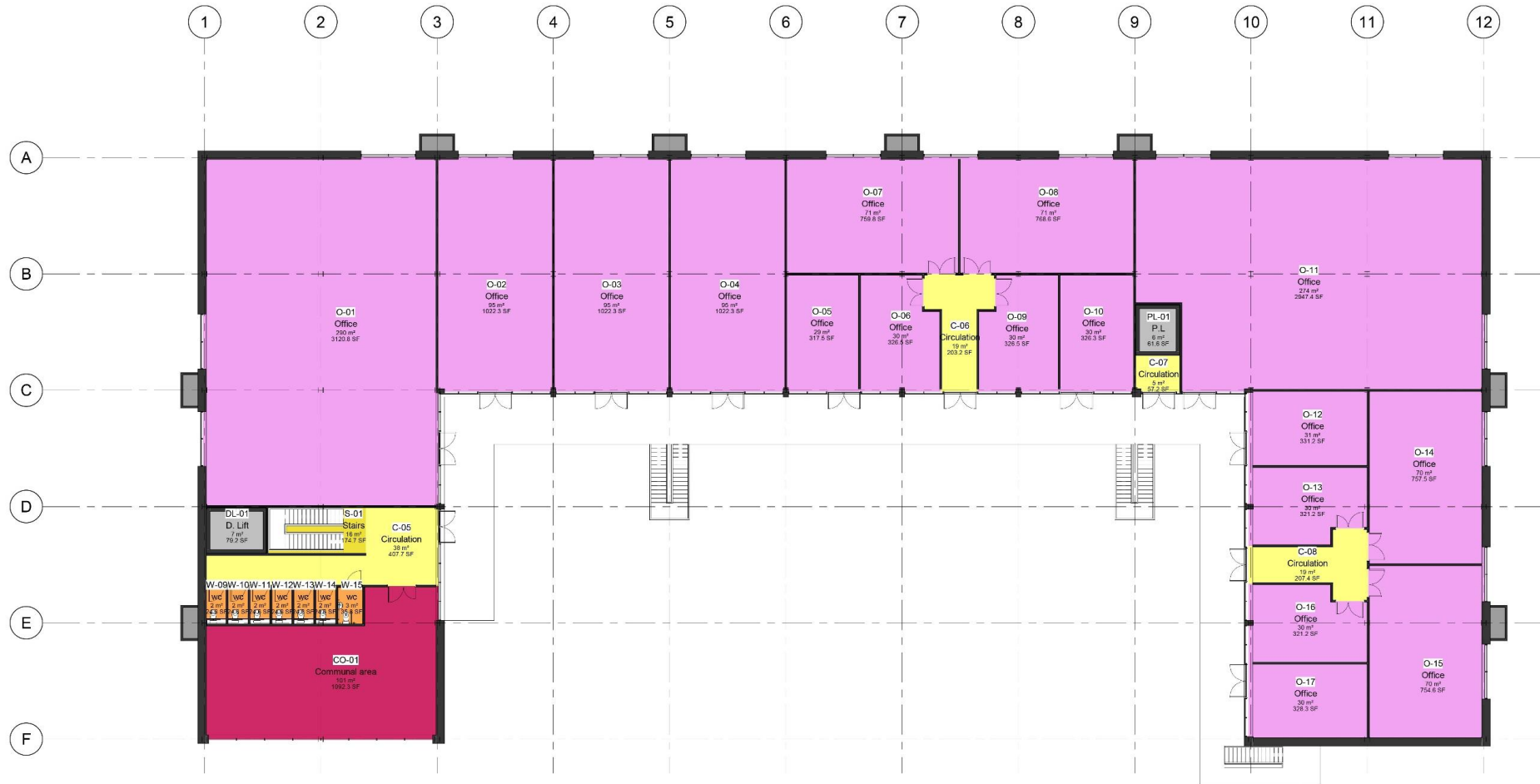
NIA: 1610m²
LETTABLE SPACE: 1510m²
(incl. café)

Current Proposal
Ground Floor Layout



NIA: 1609m²
LETTABLE SPACE: 1528m²

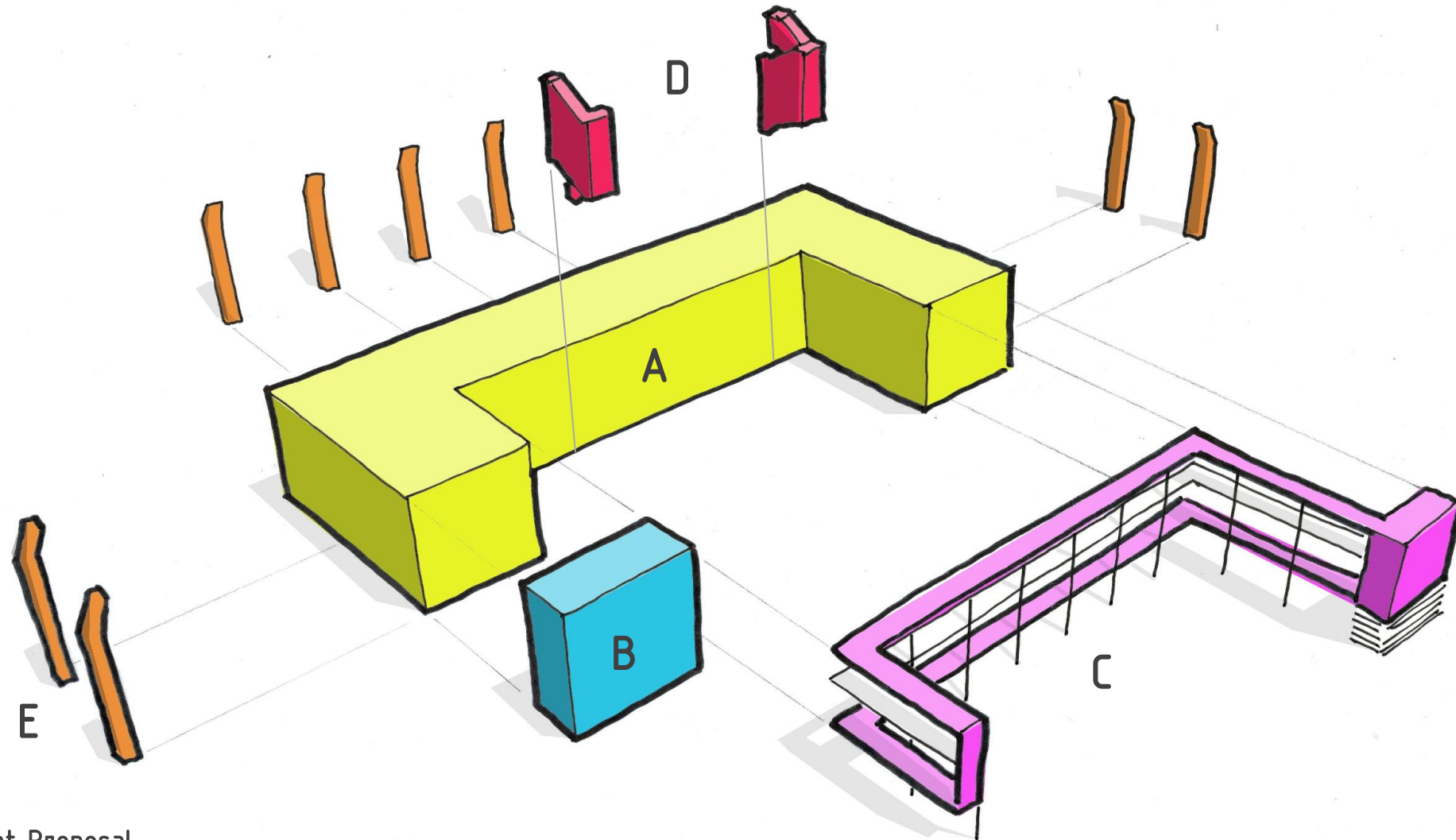
Current Proposal
First Floor Layout



NIA: 1585m²
LETTABLE SPACE: 1359m²
(excl. communal space)

Current Proposal
Second Floor Layout

5.0 3d Views



Current Proposal
Components



Current Proposal
3d view



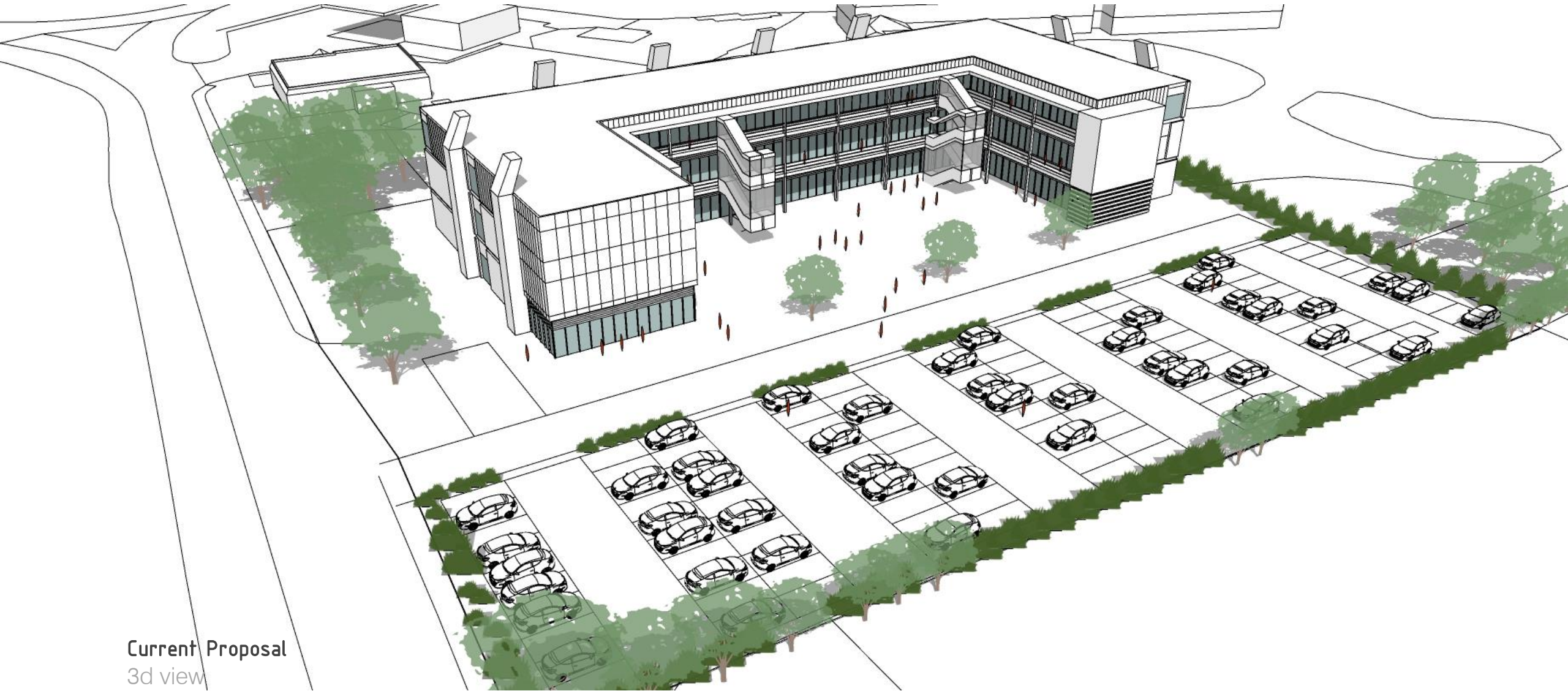
Current Proposal
3d view



Current Proposal
3d view



Current Proposal
3d view



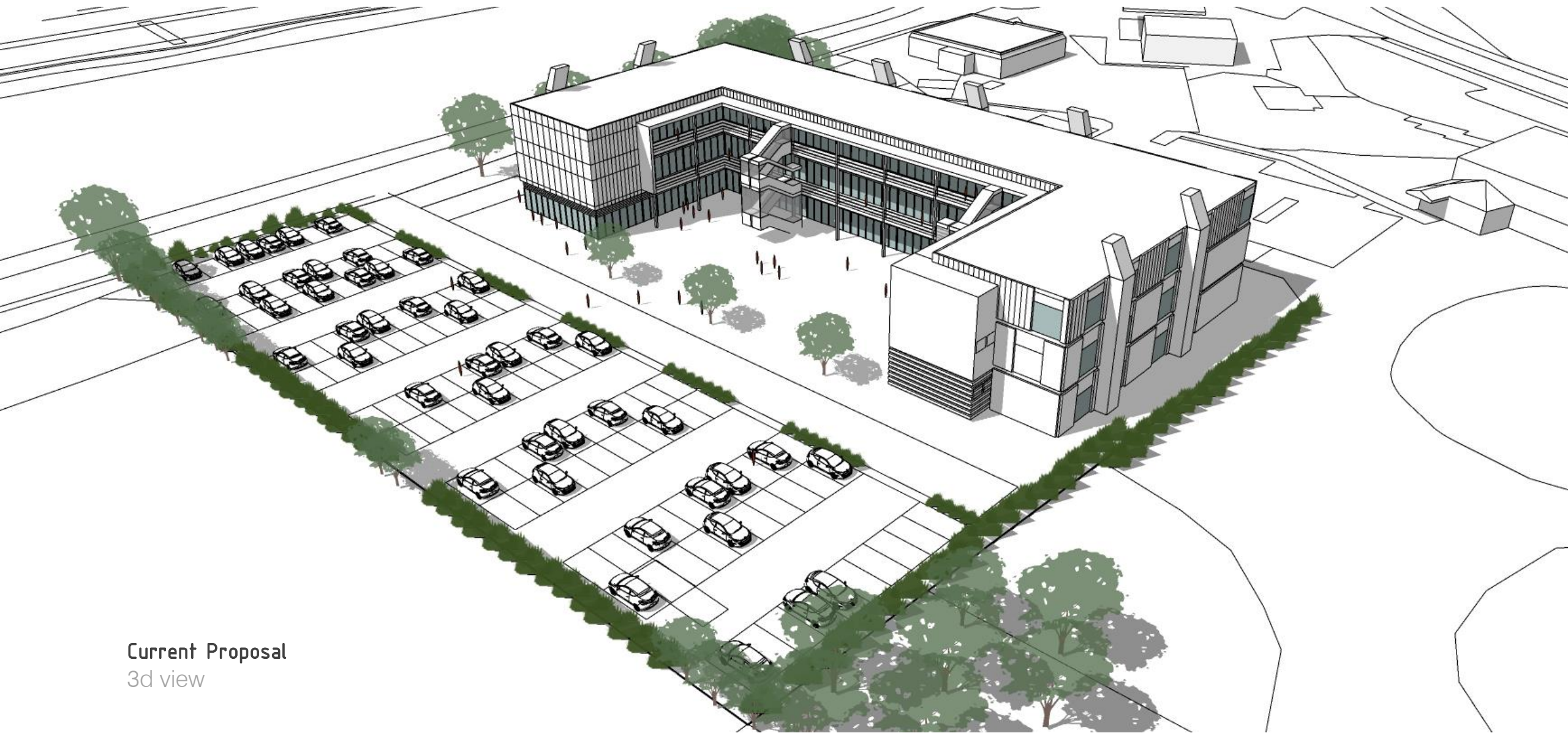
Current Proposal
3d view



Current Proposal
3d view



Current Proposal
3d view



Current Proposal
3d view