

SPECIFICATION

INTRODUCTION

125 Old Broad Street provides approximately 319,736 sq ft of Grade A office accommodation arranged over 26 floors, with retail and restaurant accommodation on the ground floor.

The whole building is clad in high performance curtain walling with floor to ceiling glazing providing high levels of natural light and panoramic views across the City.

WCS

High quality WC facilities are provided throughout the building.

Toilet provision is based on 1 person/12 sq m on a 50:50 gender split.

FLOOR TO CEILING HEIGHT

Levels 2 to 20 - 2.48 m

The entrance hall is double height with the primary area 4.35 m high. Toilets, toilet lobbies and lift lobbies are 2.40 m high.

RAISED FLOORS

Fully accessible metal tiled raised floors with an average overall depth of 85mm.

CEILING/LIGHTING/SERVICES ZONE

The typical ceiling/lighting/services zone is 305 mm nominal from underside of slab to finish of ceiling tile.

LIFTS

8 lifts in the tower are separated into two groups of 4. One group serves levels 6 - 16 and the second serves levels 16 - 26.

The goods lift serves every floor.

A vehicle lift and combined motorcycle and bicycle lift transports cars and bikes to the parking spaces in the basement.

AIR CONDITIONING

Two pipe fan coil system with electric re-heat.

Space temperature	22° C ± 1.5° C
Ventilation rate	12 litres/second per person

Cooling Capacity

Lighting	12 W/sq m
Small power	25 W/sq m

Additional cooling capacity	15 W/sq m over 25% net lettable area
-----------------------------	--------------------------------------

Occupancy	1 person/10 sq m
-----------	------------------

Fan coil unit density	
Perimeter zones	1/18 sq m

Internal zones	1/36 sq m
----------------	-----------

ELECTRICAL SYSTEMS

Final circuit distribution boards have been located at each floor in each riser to provide a flexible solution for tenants' fit-out.

LG7 compliant recessed fluorescent light fittings are installed with illuminance of 350-400 lux at desk top.

The Small power loading is 25 W/sq m.

Dual incoming HV power supplies (each at 6 MVA).

Life safety systems standby power is provided by a 0.5 MVA generator.

PROVISION FOR TENANT FIT OUT & FLEXIBILITY

The building and services have been configured to accommodate incoming tenants' fit out requirements. Key provisions shall be as follows :-

- Services configured to allow up to 2 tenancy splits on tower floors.
- Tenant risers provided in the tower.
- Space for tenants' generator (1 MVA).
- Services configured to allow future partitioning.
- Flexible lighting control system.
- Sub-metering provided.

FLOOR LOADING

The live loading provision of the structure is as follows:

Office	3.00 kN/sq m (+ 1.00 kN/sq m for partitions).
--------	--

EPC

Energy Performance Certificate rating of C72.

Brookfield

WWW.125OLDBROADSTREET.COM