



**POWER
ROAD
STUDIOS**

Power Road Studios Technical specification

Issued: May 2026

STUDIO 1

Structure	Concrete construction
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Finished floor to underside of ceiling	3.6m
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Top of slab to underside to soffit	Basement 2.85m / GF 3.73m / 1st and 2nd 3.30m
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Floor loading / roof loading	Flat roof loading 14.73 KG/m ² (144.53 N/m ²)
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Fire	Floor	Persons
	Lower ground	11
	Ground	63
	First	78
	Second	90

WCs / shower	Lower ground floor 3 unisex toilets, DDA washroom
	Ground floor 5 unisex toilets, 1 male, 2 female, 1 DDA toilet
	First floor 5 unisex toilets, 1 male, 2 female, 1 DDA toilet
	Second floor 5 unisex toilets, 1 male, 2 female, 1 DDA toilet

Lifts	Lift	Lift information
	Passenger	8 people, 600kg, lower ground to 2nd floor
	Goods	12 people, basement to 2nd floor

Occupational density	9.6 sq mt
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Air conditioning	Specification varies dependent on unit
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Daikin RZQG71L7V1B
Daikin REYQ14T7Y1B
Daikin RXYSQ6T8YB
Daikin 2MXM68A2V1B

FACILITIES

Cycle spaces	42 cycle spaces
Car park spaces	84 car park spaces for whole site
Showers	4 showers (1 on each floor)
Goods in / deliveries	Via car park entrance, back of Studio 1
Security provision	24/7 access 18 CCTV cameras installed covering the perimeter and ground floor common parts, with 24-hour monitoring Overnight security patrol Access control system in use is Paxton Net2
Gym facilities	Gym access from 8:30 am to 5:30 pm
Building M&E upgrades / building resilience	LV panels installed and serviced by Carbon 3

ENVIRONMENTAL STANDARDS

Lighting	LED lighting installed in all common areas and refurbished units, with motion sensor activation
Ceiling	Open Soffit
Raised floors	Units at the front of the building have a raised access floor with a 100mm void underneath Rest of studio 1 has perimeter trucking
WiredScore	Platinum

STUDIO 5



Structure	Concrete and bricks construction
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Finished floor to underside of ceiling	Open Soffit
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Top of slab to underside to soffit	3.20m across all floors
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Floor loading / roof loading	3.5 kN/m ²
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Fire	Floor	Persons
	Ground	69 people
	1st-4th	84 people

WCs	6 unisex toilets and DDA Washroom per floor 1 unisex and 1 DDA washroom on roof terrace
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Lifts 1	2 Passenger lifts, 12 people, 1000kg, ground to 5th floor
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Occupational density	8m ² Per person throughout the office areas
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Air conditioning	Radiators are provided within communal areas, toilets, stairwells, and similar spaces, and can be adjusted as required
	Heating and cooling to all other areas are monitored and controlled via a central control system located within the ground floor plant room
	The system comprises a series of Mitsubishi Electric split units, incorporating MUZ-AP50VG outdoor condensing units and wall-mounted MSZ-AP50VGK indoor units, utilising R32 refrigerant

FACILITIES

Cycle spaces	Bike storage with 52 cycle spaces and 18 lockers for foldable bikes
Cyclist facilities	68 Lockers
Car Park spaces	84 car park spaces for whole site
Showers	8 showers consisting of 4 male and 4 female Located in the amenity building
Goods in / deliveries	Via Car Park entrance
Security provision	24/7 access 12 CCTV cameras installed covering the perimeter common parts Overnight security patrol Access control system in use is Paxton Net2
Gym facilities	Gym access from 8:30 am to 5:30 pm
BMS	Brand new BMS system. BMS optimisation managed by Resustain
Building M&E upgrades / building resilience	LV panels installed and serviced by Carbon 3

ENVIRONMENTAL STANDARDS

Lighting	Luminaire A Trilux Lighting 8165251 ArimoFit G2 D2 PW19 52-840 ETDD 01/01 Luminaire BE 96670381 Voyager Fit MSC slim E3D NM WH Luminaire C AMY VARIO 200 - LED DL 2000 - 830/35/40 Luminaire C1 Thorn Lighting - C1: 96632755 AMY VARIO150 LED DL 1500 830/35/40 Luminaire P1 Thorn Lighting - 92963735 Isaro Pro - IP 24L50-730 WSC CL1 M76 GY-S
Ceiling	Open Soffit
Raised floors	130mm throughout all floor
WiredScore	Platinum



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