

SPECIFICATION

Mechanical

- The offices / Reception / Primary Circulation Areas / Toilets will be comfort cooled and heated using a Mitsubishi VRV Heat Recovery System, with complete individual control of all internal fan coil units. The system is designed to an occupancy of 1/8m2 density with further capacity for meeting rooms and the like.
- The System is equipped with spare manifold connection points allowing easy addition of further fan coils to suit Tenant floor planning.
- The system will achieve internal temperatures of 22 degrees +/- 2 degrees in winter and summer conditions.
- Mechanical fresh air ventilation is provided at 10L/sec per person with an occupancy of 1person/8m2 using high efficiency AHUS complete with flywheel energy recovery on a floor by floor basis.
- The AC plant will be controlled using localised controllers, with front end BEMS override functions to ensure energy optimisation.
- Toilet extraction is provided with duty/standby fans in each toilet core.
- Central water storage with associated booster set providing min 1.5bar pressure at all outlets.
- Hot water generation via Mitsubishi heat pump technology for energy efficiency.

Electrical

- The building is provided with a dedicated 1000kVA ESB substation.
- The electrical infrastructure is designed in a logical manor with each 1/2 floor having a dedicated power and lighting distribution board. Which in turn will be powered from a dedicated utility meter.

- Dedicated Electrical and IT risers are provided within each of the 3 cores allowing for flexible distribution.
- LED lighting is provided throughout the building, with the main offices being illuminated with aesthetic suspended up/down lights.
- Core and toilet areas are principally illuminated using semi hidden shadow raft lighting.
- No. 2 electrical car charging points are provided in the basement car park.
- Automated energy metering system to all principal components.
- PV panels on roof allowing an element of carbon neutral offset energy.

Transportation

- 3 No 15 person 1150kg Kone Lifts are provided to the principal core.
- The lifts are complete with destination controls optimising the response and travel time.
- Lift 1 is the designated firefighting lift.

Security

- The building is provided with an out of hours intruder alarm system.
- The building is provided with a digital access control system covering all primary use external doors, amenity spaces such as bike storage and changing rooms as well as control of access to the basement carpark. The system is Ent further prepared for future speed lane install in the main reception.
- The building is provided with internal and external digital CCTV coverage.
- An L2 fire alarm system is installed to cover all areas of the building.
- A firefighting dry riser is provided to the main stair core 1.

- Disabled refuge alarm systems are installed to all 3 stair cores.
- A life safety / key services generator is installed to provide emergency power to life safety systems as well as pumped drainage systems.
- Emergency lighting provided throughout the building.
- Full Lightning protection system with roof attractors.

IT

- A dedicated comms intake room is located in the basement with redundant street connection options.
- Extensive containment systems throughout the building.

Future Tenant Install

- Designated space has been allocated within the basement for a future whole building generator.
- Roof area has been reserved above Core 2 and Core 3 for specialist tenant plant.

BER & LEED

- The Eight Building comprises Grade A office accommodation extending to 75,107 SQ FT (6,977 SQ M) NIA. This modern building has been finished to the highest of standards and benefits from a BER rating of BER A3 and LEED Gold Building Certification.



SCHEDULE OF ACCOMMODATION

Floor	Sq M	Sq FT
Ground Floor Reception	180	1,933
Ground	306	3,293
First	1,508	16,233
Second	1,506	16,212
Third	1,506	16,212
Fourth	1,234	13,286
Fifth	737	7,938
Total (NIA)	6,977	75,107



BASEMENT



NEWMARKET STREET



MILL LANE

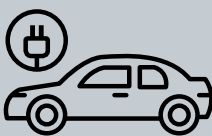
MILL STREET



96 BIKE SPACES



18 CAR SPACES



2 CHARGING POINTS



8 SHOWERS



2 CHANGING ROOMS

GROUND FLOOR



NEWMARKET STREET



MILL LANE

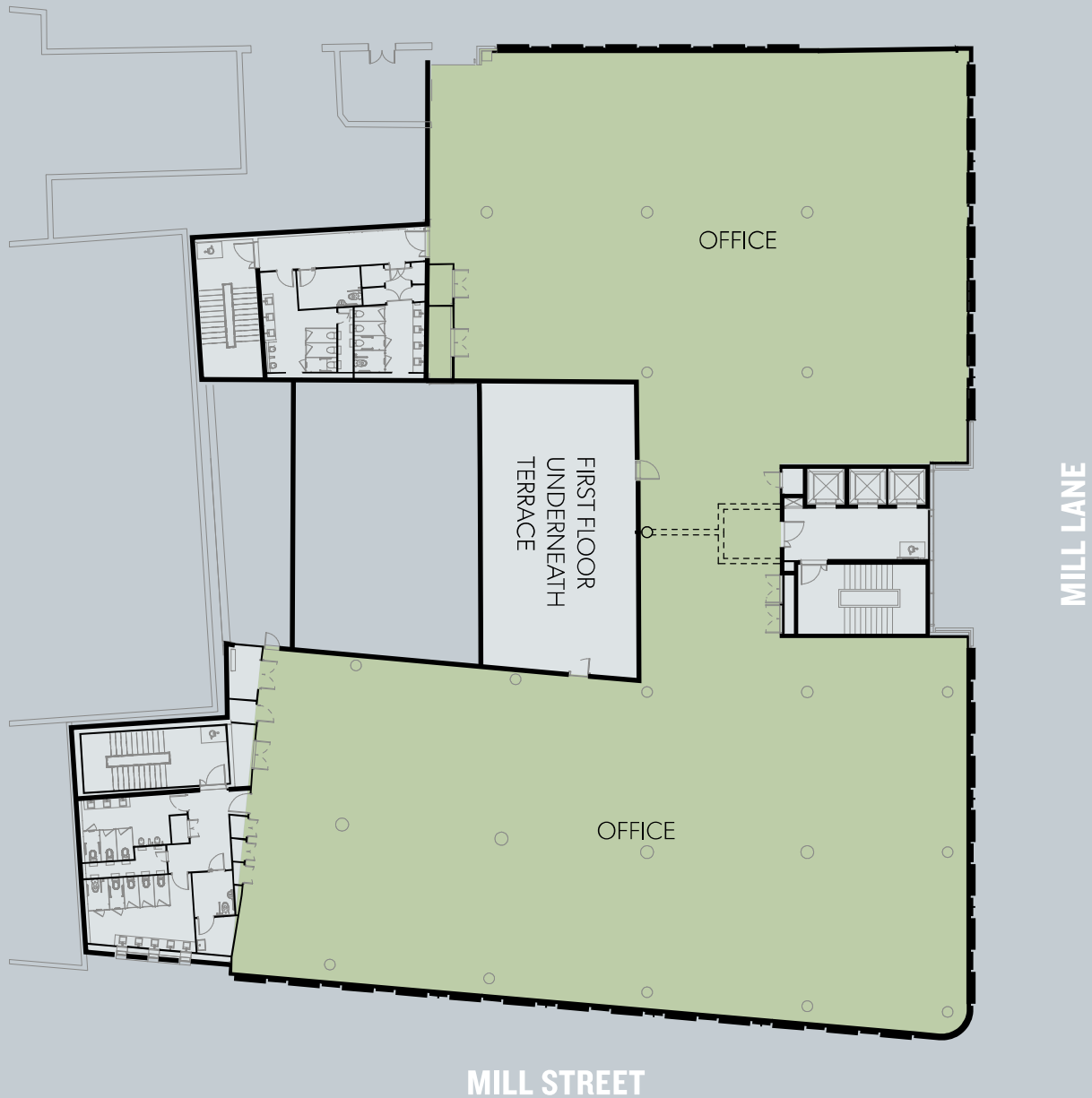
MILL STREET

	Sq M	Sq FT
Reception	180	1,933
Ground Floor Office	306	3,293

FIRST - THIRD FLOOR



NEWMARKET STREET

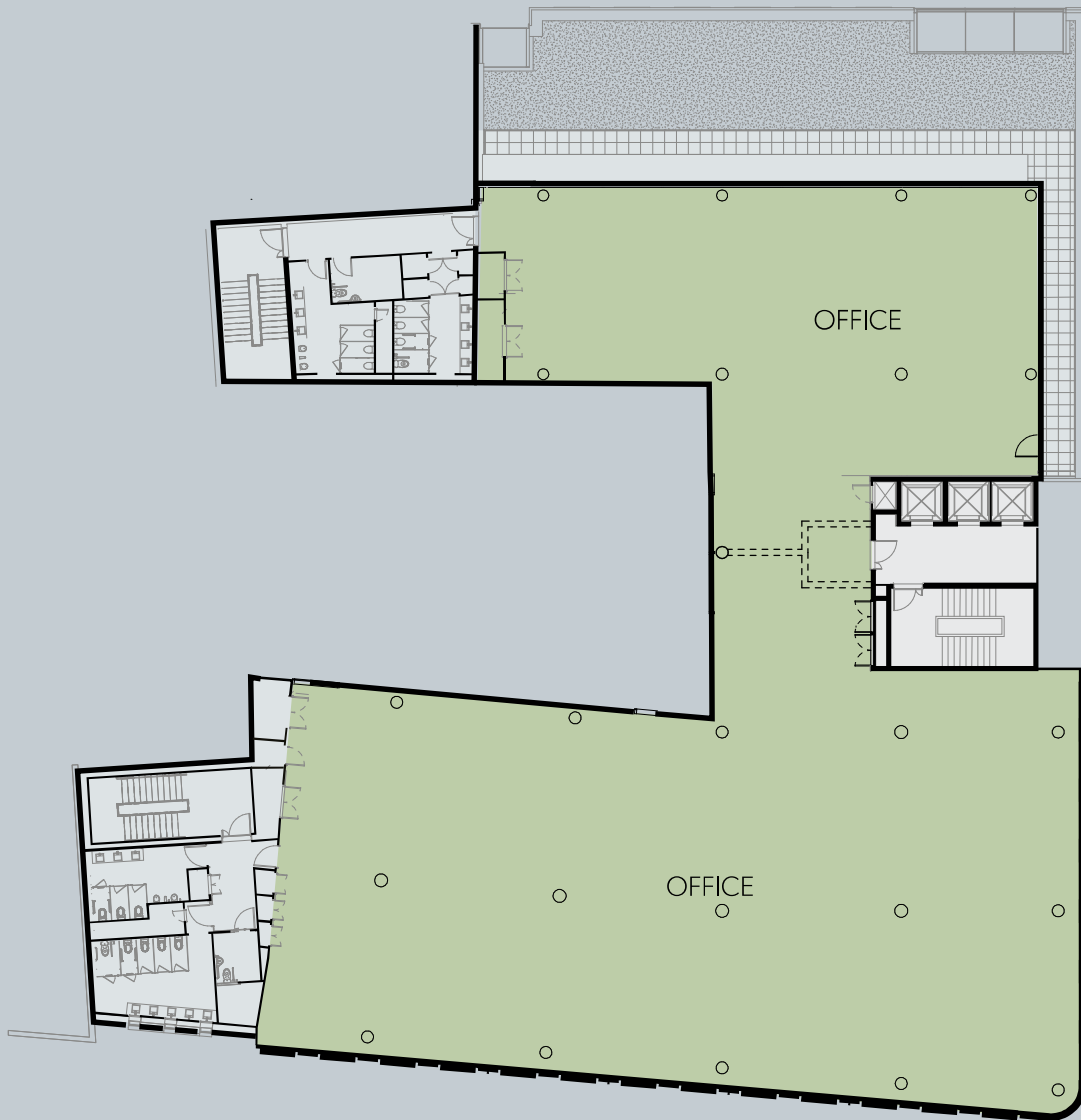


	Sq M	Sq FT
Typical floor	1,508	16,233
Terrace, First floor	130	1,400

4TH FLOOR



NEWMARKET STREET



MILL LANE

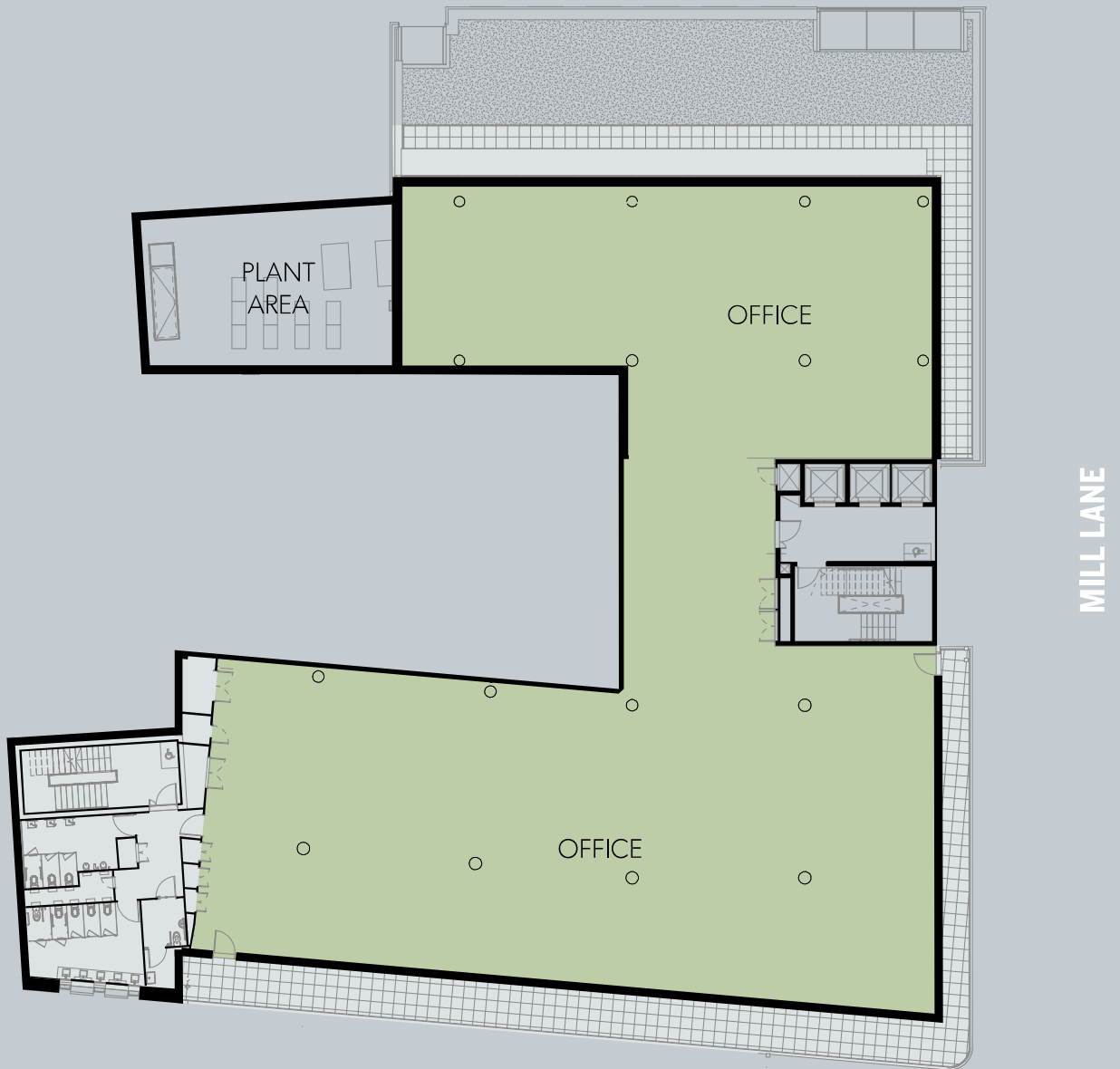
MILL STREET

	Sq M	Sq FT
Fourth Floor	1,234	13,286
Terrace	90	969

5TH FLOOR



NEWMARKET STREET



MILL STREET

	Sq M	Sq FT
Fifth Floor	737	7,938t
Terrace	105	1,130