

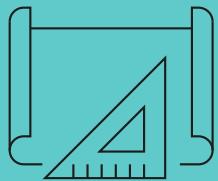
FORTY GROSVENOR
GARDENS SW1

Specification

SPECIFICATION



Retained period features



Grade A brand new refurbishment



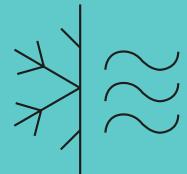
New and bespoke passenger lift



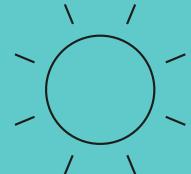
Secure cycle storage inside



Smart system enabled building



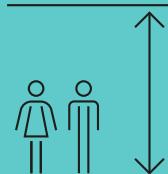
VRF fan coil air-conditioning



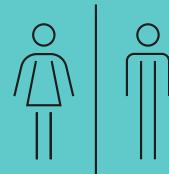
Excellent natural light



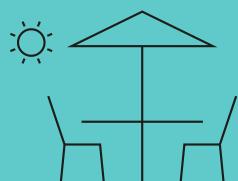
Occupational density 1:10 sq m



Superb floor to ceiling height throughout



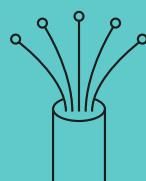
Brand new high-quality WCs



Outdoor terrace and balcony



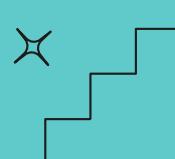
High-end shower facilities



Quick connection and super-fast fibre within the building



Brass accessories



Feature stairs and rooflight

CATEGORY 'A' REFURBISHMENT WORKS

OCCUPANCY

- Means of escape: 1 per 6 sq m
- Occupation density: 1 per 10 sq m
- Sanitary provision: Unisex, provision for occupancy of 100 people, equivalent to a density of 1 per 8 sq m

FLOOR LOADINGS & STRUCTURE

- Superimposed dead load i.e. finishes, ceiling and services etc 0.85kN/m² as per BCO specification
- Imposed loads 2.5kN/m² +1.0kn/m² for partitions

FLOOR HEIGHTS

Max floor to ceiling heights

- Basement: 3m
- Ground: 3.8m
- First: 4.15m
- Second: 3.4m
- Third: 3.35m
- Fourth: 2.85m
- Fifth: 2.45m

INTERNAL OFFICE FINISHES

- Walls: Plaster, painted, with feature mouldings to principal floors
- Floors: Timber to ground and first floors, carpet elsewhere
- Mews Floors: Micro-cement basement and ground. Timber at first
- Ceilings: Plaster, painted, with feature mouldings/cornices and feature light fittings to principal floors
- Windows, Shutters & Doors: Timber
- Skirting: Timber, painted

INTERNAL FINISHES TO ENTRANCE LOBBY & RECEPTION

- Walls: Plaster, painted, with feature mouldings
- Floors: Original tiling
- Ceilings: Plaster, painted, with feature mouldings/cornices. Bespoke chandeliers
- Windows & Doors: Timber
- Skirting: Timber

INTERNAL WC/SHOWER FINISHES

- Walls: Feature panelling and plaster, painted
- Floors: High-quality porcelain tiles
- Ceilings: Plaster, painted
- Cubicles: Full height, tiled
- Skirting: Timber, painted
- Fittings: Sensor taps, Dyson hand dryers with Hepa filters

EXTERNAL TERRACE

- Floors: Technical stone paviours with walk-on rooflights

MECHANICAL INSTALLATIONS

VENTILATION

- Basement and fifth floor are mechanically ventilated with 12l/s/person
- Ground to fourth floor are naturally ventilated via openable windows

COOLING

- VRF fan coil units

HEATING

- VRF fan coil units

DESIGN PARAMETERS

Winter Temperature

- Outside: -4 °C
- Internal Offices: 20 °C
- Toilets: 20 °C
- Reception: n/a

SUMMER TEMPERATURE

- Outside: 30 °C
- Internal Offices: 24 °C
- Toilets: Not cooled
- Reception: n/a

COOLING LOADS

- Lighting: 10W/m²
- Small Power: 20W/m²

ELECTRICAL INSTALLATION

- Tenant Load electrical allowance: 20W/m²
- Each floor provided with a dedicated consumer unit

LIGHTING LEVELS

- Offices: 350 - 500lux
- Main Staircase: 100lux
- Toilets: 200lux
- Reception: n/a
- Lighting Controls: Manual switches

LIFT

- New and bespoke passenger lift serving all floor levels
- Bespoke interior

DATA INSTALLATION

- The data infrastructure for the building will comprise of a single high-speed fibre connection, terminated within the dedicated data rack located in the basement, and distributed via copper cables to all data points on each level
- Fibre splitter shall be provided to each tenant for future use
- Distribution/Outlet Provision: Wall mounted data points and floor boxes (as drawings)
- WAPs: To be provided by tenant

PROTECTIVE INSTALLATIONS

FIRE

- Fire alarm detection: Category L1 to BS 5839

SECURITY

- Door entry system will comprise of video entry systems at main entrances (externally) and connected to caller receiver stations located at each level for tenants
- 'QR' reader allowed at the main entrance for the building granting access to visitors
- Security System
 - Intruder alarm based on door and window contacts, and PIR movement detectors
 - CCTV to main entrances (externally) and main entrance hall
 - App-based Smartspace system controlling security, access and HVAC

HEALTH & WELLNESS FEATURES

- Hepa filtration units to principal floors
- Openable windows to all floors
- Sensor taps to basins

FURTHER INFORMATION



Harry Cormack

E harry.cormack@levyrealestate.co.uk
D 020 7930 1070
M 07815 463 822

Samantha Jones

E samantha.jones@levyrealestate.co.uk
D 020 7747 0140
M 07800 539 387

Megan Carr

E megan.carr@levyrealestate.co.uk
D 020 7477 0143
M 07896 899 798

MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. July 2023.

Made by Tayler Reid