# Technical Specifications

## SUSTAINABILITY

- Targeting BREEAM UK Refurbishment (2014) ‘Excellent’.
- EPC ‘A’ rating.
- All-electric infrastructure.
- Upgraded building systems and high-efficiency LED lighting throughout
- New wellness amenities, including high-quality cycle facilities and an exclusive rooftop pavilion with panoramic views.
- Excellent connectivity to Edinburgh’s public transport network, supporting sustainable and convenient commuting options.
- Enhanced public realm and landscaping at ground level.
- Water-efficient sanitaryware throughout.
- Durable, high-quality material finishes, selected to enhance longevity, resilience and whole-life value.
- Accessible, flexible and adaptable workplace design.

## CAT A SPECIFICATION

- Exposed soffit with new soffit mounted linear lighting (galvanised conduit).
- Retained/refurbished perimeter FCUs.
- New plasterboard perimeter boxing with square edge cill and skirting.
- Exposed Raised Access Floor (existing pedestal system and tiles reused).
- VRF system for heating and cooling.
- LED lighting and associated presence detection controls installed in accordance with BCO lighting levels for offices and CIBSE guides/codes of practice. Lighting at desk level 400 lux.

## VENTILATION & AIR CONDITIONING

- Ventilation will generally be provided via natural means with local extract fans in WC areas and local Mechanical Ventilation with Heat Recovery (MVHR) units in end of trip areas and level 6 pavilion. The new ventilation plant will incorporate the latest energy efficiency technology. New ventilation units shall be designed and installed in accordance with the latest CIBSE guides/codes of practice and adhering to the latest building regulation requirements.
- To allow flexibility to reflect potential tenant requirements, space will be allocated for future installation of a local MVHR unit.
- The redevelopment areas of the building will be heated and comfort cooled by a refrigerant based VRF heat recovery heating and cooling system.

## TENANT PLANT SPACE

Existing external plant space at level 6 roof for tenant comms / server room air conditioning condensers and satellite dishes.

## LIFTS

- Two passenger lifts (10 persons or 1,250 kg each) operate from ground level up to Level 12.
- Both passenger lifts were fully modernised in January 2025.

## SANITARY PROVISION

| | |
|---|---|
| RECEPTION | 6 × superloo + 1 × DDA |
| LEVELS 1–5 | 5 no unisex superloo wcs plus 1 DDA WC |
| LEVEL 6 | 4 × superloo + 1 DDA |
| LEVEL 7–12 | 2 × superloo + 1 ambulant WC |
| NEW 6TH FLOOR PAVILION | 1 × superloo wc |
| | New end of trip shower and changing facilities will provide 8 × supershowers, changing, along with fully enabled DDA shower & WC room. Oiled oak-veneered joinery. Dark-toned metal ironmongery and fittings, matching reception finishes. Large-format porcelain floor tiles. Quarry tiles at ground floor |

## CYCLIST FACILITIES

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|---|---|
| BIKE RACKS | 30 × 2 tier (60 spaces) |
| BROMPTON BIKE LOCKERS | 12 |
| EBIKE CHARGING STATIONS | 6 |

## SECURITY / ACCESS CONTROL (BUILDING MANAGEMENT)

- Automated secure 24 hour access for tenants.
- 24 hour security.
- CCTV system covering essential areas and entrances/exits.
- Building Wide managed Access Control System.
- Reception access control speed gates. Connected to building wide access card system and manual over ride controls at reception desks.

## FIRE ALARM

- 24 / 7 monitored fire alarm system.
- Closed protocol system.
- Phased building wide evacuation process.

## BUILDING MANAGEMENT

- The site is staffed from 08:00 to 18:00, Monday to Friday, by the Building Manager and Front-of-House Receptionist.
- Tenants have 24 / 7 access via the secure access control system.
- The site benefits from a 24-hour helpdesk for fault reporting and out-of-hours issues.