

STRUCTURE:

1.5m planning module. 3.0 kN/sq m floor loading capacity and 7.5 kN/sq m in part for heavier needs.

MECHANICAL:

12 litres per second fresh air for each person assuming 1:8 sq m occupation.

BUILDING OPERATION:

Intelligent Building Management System (BMS) permitting integration of landlord and tenant systems.

FAÇADE:

Triple skin glazing with integrated and sealed, automatic solar blinds reduce solar gain and minimise cooling needs. Low-iron glass delivers 60% more daylight penetration.

COOLING:

Base build plus separate dedicated cooling available on demand to meet specialist needs without additional tenant plant.

WI-FI:

Landlord Wi-Fi network throughout the building common areas.

CEILING HEIGHT:

3.00m (2.85m in top tier) for better volume and daylight (raised floor to suspended ceiling).

FIRE INSTALLATION:

Pre-installed private fire conduits for rapid installation and added security (blown-fibre installation).

DIGITAL CONNECTIVITY:

WiredScore Platinum Certified building infrastructure Includes dual POP rooms for extra resilience.

LOGISTICS:

A remote Consolidation Centre reduces lorry deliveries by an estimated 80% for added security, safety and sustainability. Scope for off-site storage and automated fulfilment.

PERSONAL WELLBEING:

Shell and core WELL accredited to facilitate occupiers obtaining a WELL Gold accreditation.

GOODS LIFTS:

Three, 3,000kg capacity lifts serve all office floors.

MOBILE CONNECTIVITY:

Full strength signal in all common spaces. Option to install on all office floors.

ELECTRICAL RESILIENCE:

Dual 33kv main network supplies backed-up by 100% standby generation.

OCCUPIER PLATFORM:

An occupier engagement platform, to connect the 22 Bishopsgate building service, concierge and community experience.

ARRIVAL SECURITY:

Smart personal entry system, enabled for secure facial recognition, security passes and OR codes - depending on preference.

OCCUPATION DENSITY:

1 person per 8 sq m specification future-proofs longer-term use options.