



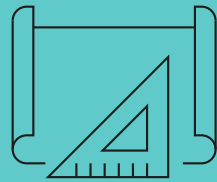
FORTY GROSVENOR
GARDENS SW1

Specification

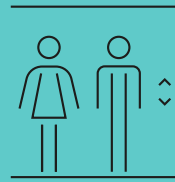
SPECIFICATION



Retained period features



Grade A brand new refurbishment



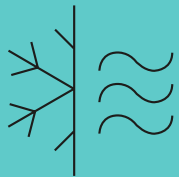
New and bespoke passenger lift



Secure cycle storage inside



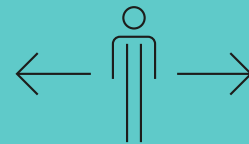
Smart system enabled building



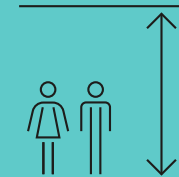
VRF fan coil air-conditioning



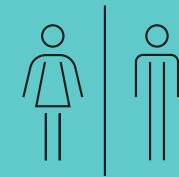
Excellent natural light



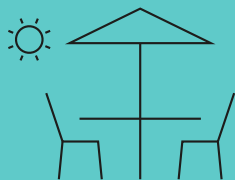
Occupational density 1:10 sq m



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 Smartspaces 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



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Made by Tayler Reid