

# SCHEDULE OF AREAS

## 1st Floor

NIA 8,711 sqft / 809 sqm

## Ground Floor

NIA 6,053 sqft / 562 sqm

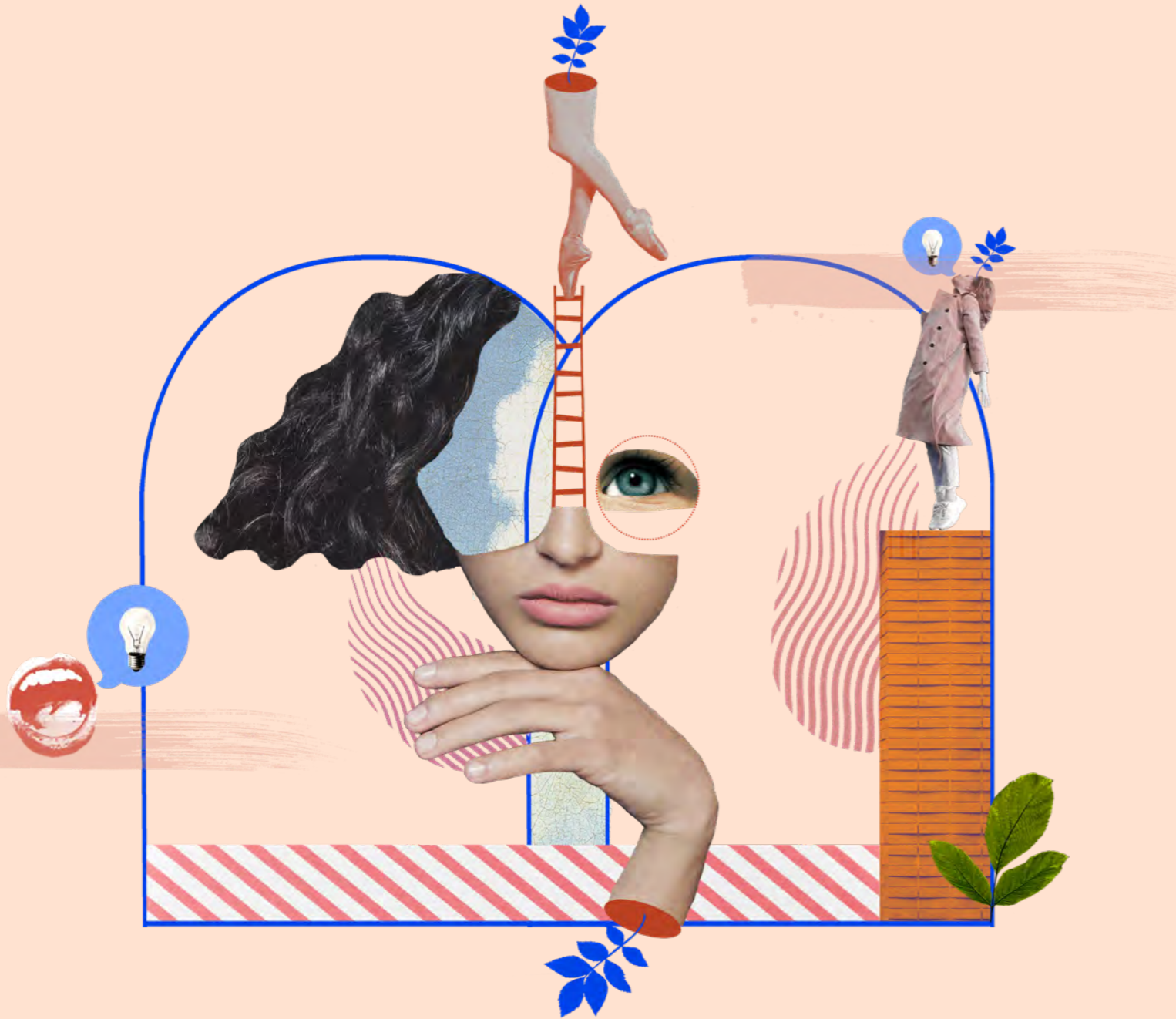
Office 1 1,042 sqft / 97 sqm

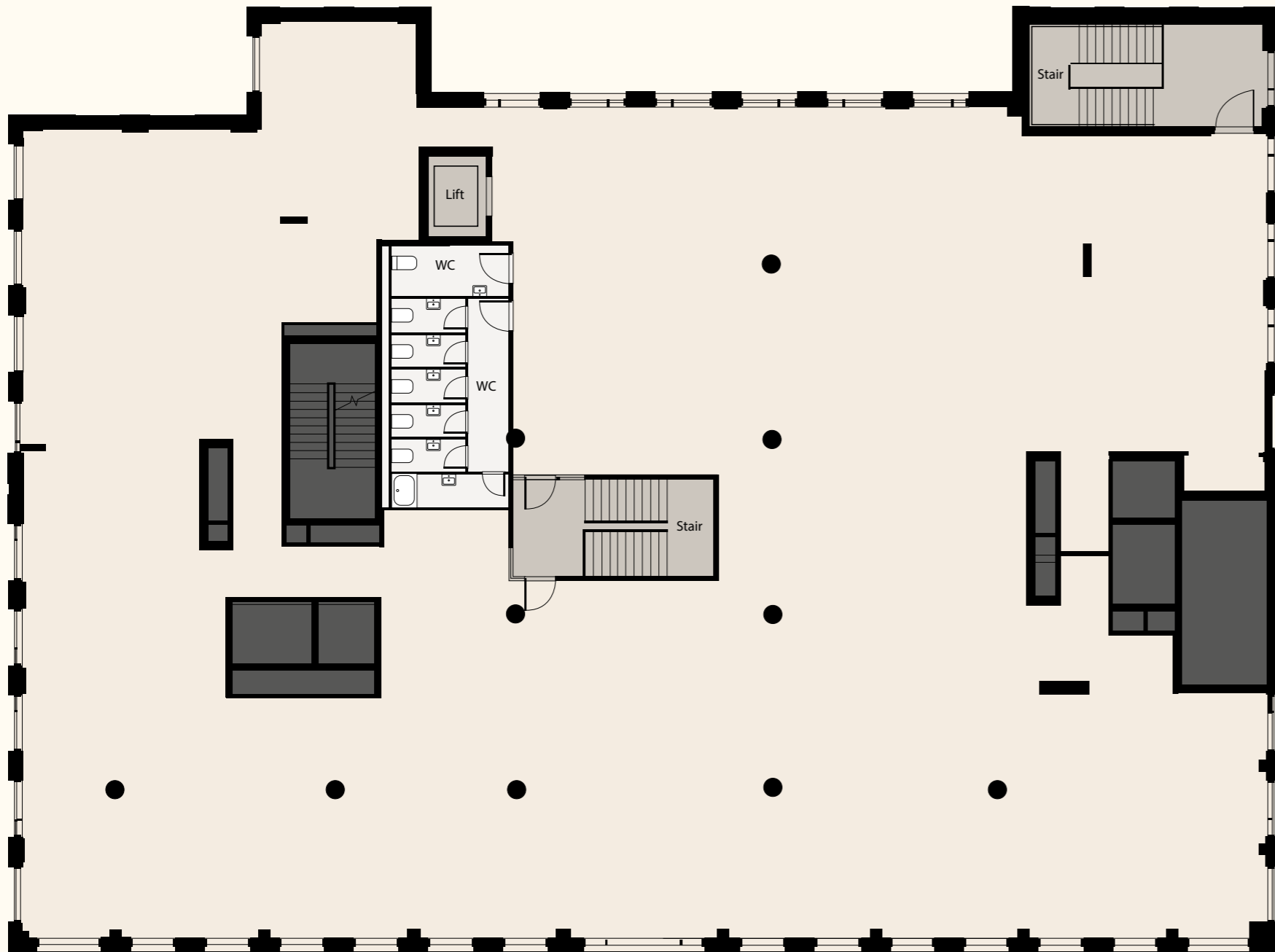
Office 2 3,054 sqft / 284 sqm

## Lower Ground Floor

NIA 6,495 sqft / 603 sqm

Total NIA 21,259 sqft / 1,974 sqm

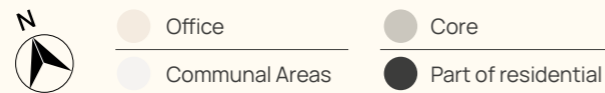


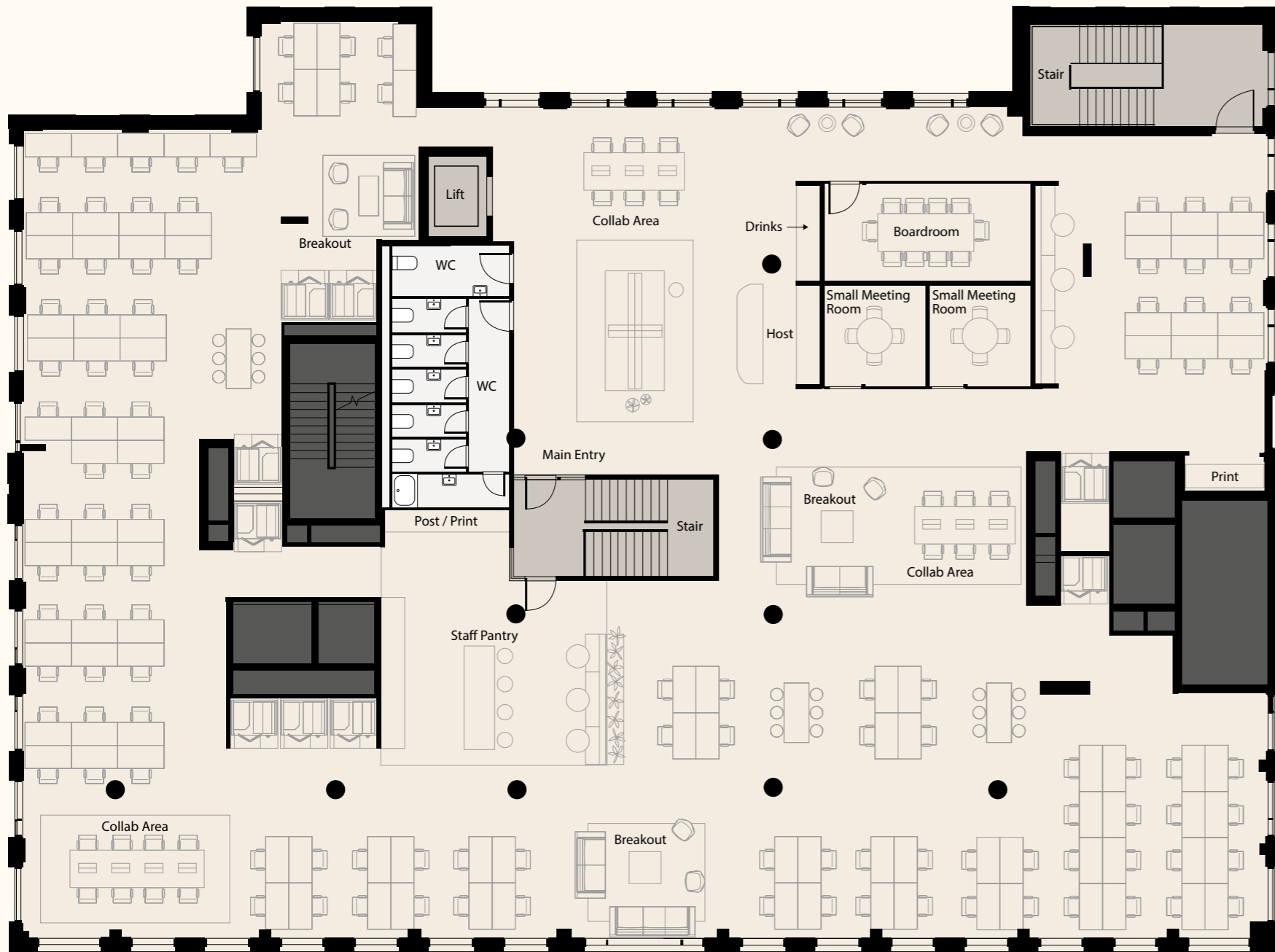


# FIRST FLOOR

CAT A Layout

NIA  
8,711 sqft / 809 sqm





# FIRST FLOOR

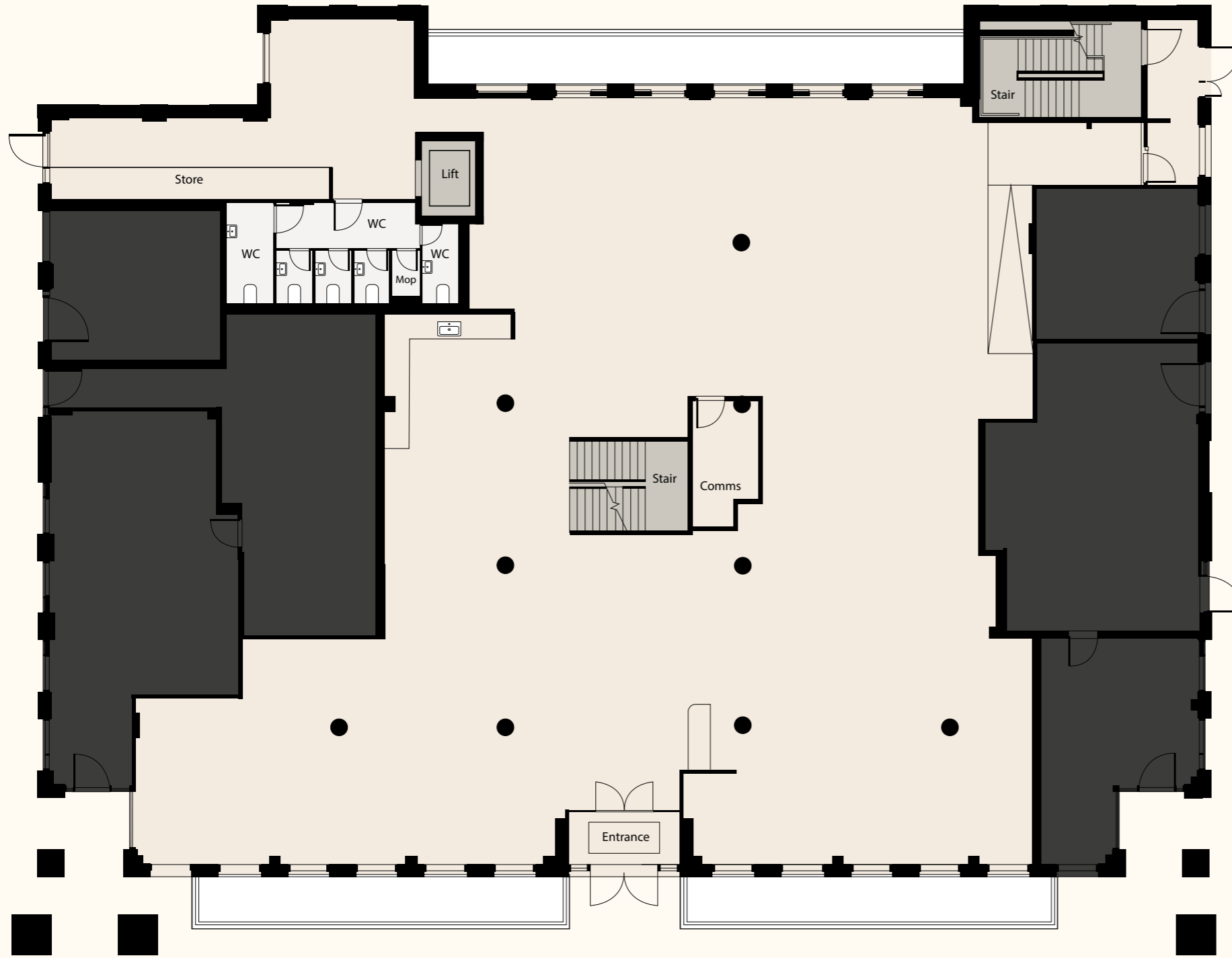
## Indicative Layout

NIA  
8,711 sqft / 809 sqm

Desk Count as Pictured  
108

Max Desk Count  
178





# GROUND FLOOR

CAT A Layout

NIA  
6,053 sqft / 562 sqm

Crimscott Street

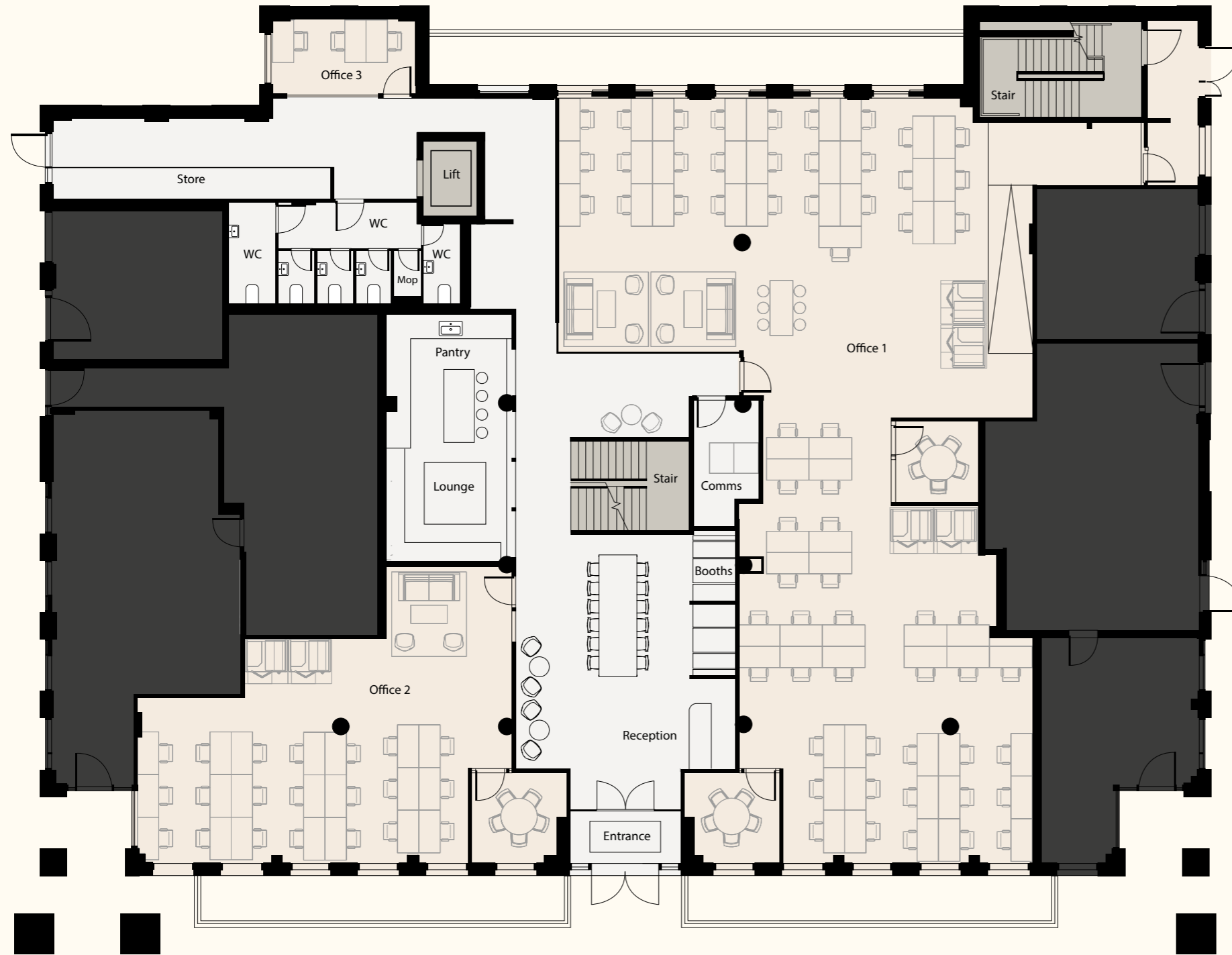


Office

Communal Areas

Core

Part of residential



Crimscott Street

# GROUND FLOOR

## Indicative Layout

Office 1  
1,042 sqft / 97 sqm  
21 desks

Office 2  
3,054 sqft / 284 sqm  
62 desks

Communal Break Out  
1,371 sqft / 127 sqm

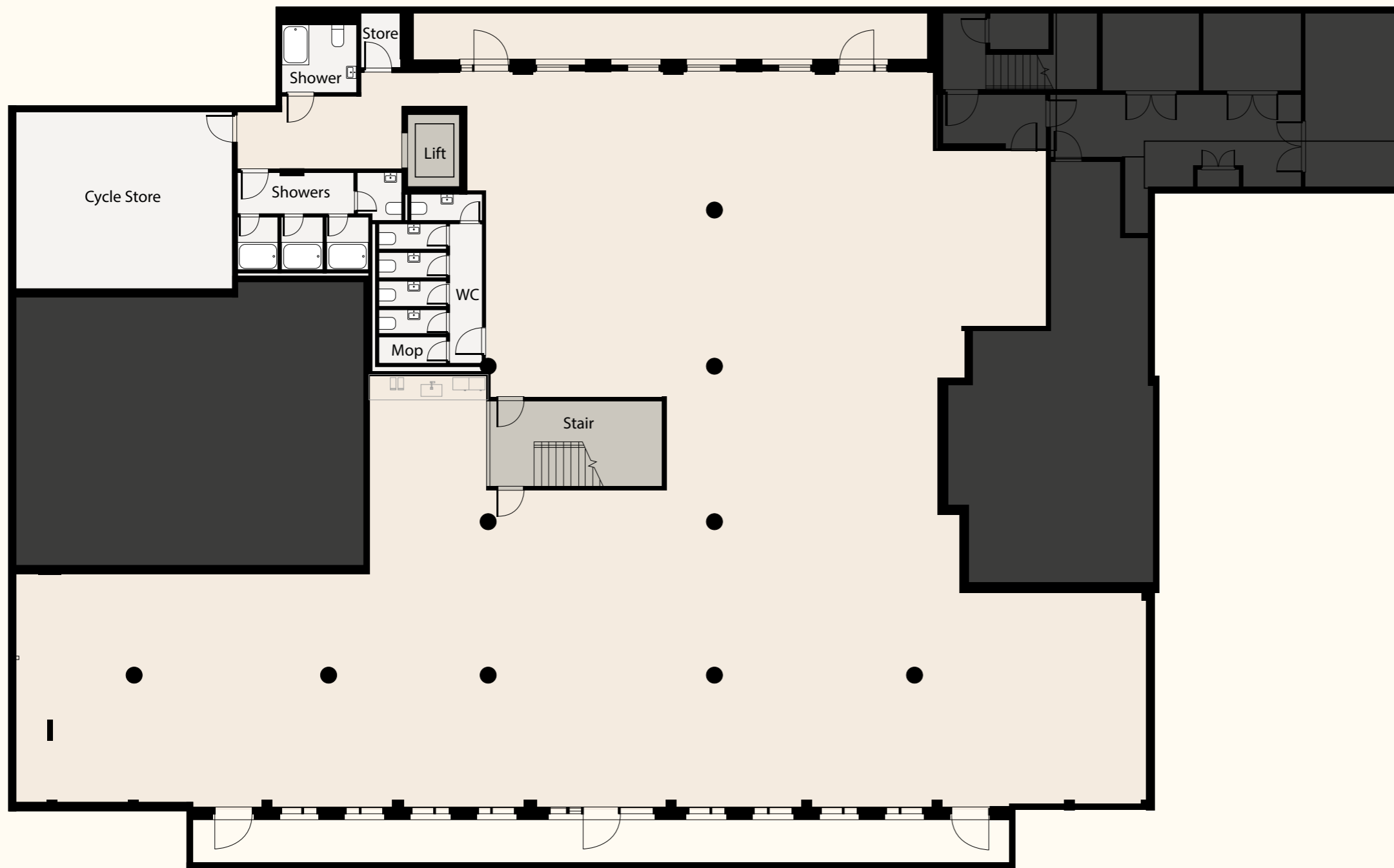


Office

Communal Areas

Core

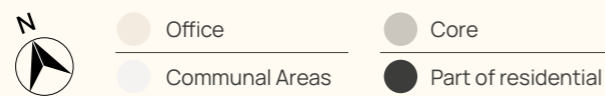
Part of residential



# LOWER GROUND FLOOR

CAT A Layout

NIA  
6,495 sqft / 603 sqm





First Floor Meeting Room



# THE DETAIL

## FINISHED CEILING HEIGHTS

### LGF

3,070 with bulkhead  
3,670 to exposed soffit

### Ground Floor

2,600 with bulkhead  
3,200 to exposed soffit

### First Floor

2,325 with bulkhead  
2,925 to exposed soffit

## RAISED FLOORS

Loadings 8kN/m<sup>2</sup> (UDL)

## Occupational Densities

Building services 1:6

WCs 1:10

Lift & Access 1:6

Escape 1:6

## VERTICAL TRANSPORTATION/LIFT

One lift

## HEATING AND COOLING

150w/m<sup>2</sup>

## VENTILATION

10l/s/pp

## SMALL POWER

25w/m<sup>2</sup>

## LIGHTING

8w/m<sup>2</sup>

## CYCLE FACILITIES

1:10 staff

## SHOWERS

1:100 staff