



FORBURY PLACE

FORBURYPLACE.COM

SUMMARY SPECIFICATION

FORBURY PLACE HAS BEEN
DESIGNED TO MEET THE DISCERNING
PERFORMANCE AND EFFICIENCY NEEDS
OF MODERN BUSINESS.

The key elements of the specification for No.1 Forbury Place are provided here:

FLOORS AND CEILINGS

- 150mm (nominal) raised access floor
- 2.9m minimum target floor to ceiling height within the offices
- Metal ceiling tiles

LIFTS

- 4 x 13 person passenger lifts
- One lift doubling as a passenger and fire fighting lift
- 1 x 2000 kg goods lift

WCs & SHOWERS

- Ground floor visitors WCs
- Male & female WCs on each floor
- Shower and changing facilities in a combined "gym" style block in the basement

MECHANICAL SERVICES: OFFICES PERFORMANCE

- VRF air conditioning system
- Internal design conditions 23°C +/- 2°C (summer), 21°C +/- 2°C (winter)
- Mechanical ventilation with heat recovery

ELECTRICAL SERVICES

- Lighting: Offices 350–400 lux (target)
- Digital lighting control system
- Daylight dimming & PIR Control
- Central Building Management System (BMS)

PARKING SPACES AND ACCESS

- 225 car spaces
- 145 bike racks
- 5 motorcycle spaces
- Electric car spaces and charging points

LANDSCAPING

- Landscaped terrace on 6th floor
- Extensive public realm and new high quality estate landscaping
- Public art

SUSTAINABILITY

- Target BREEAM for Offices 2011 "Excellent" rating
- Target EPC "B" rating

A detailed specification can be provided on request.