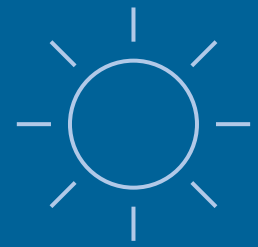


Building specification



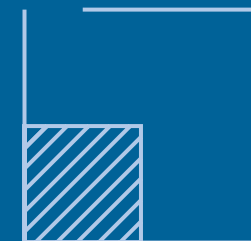
All electric low Carbon Building



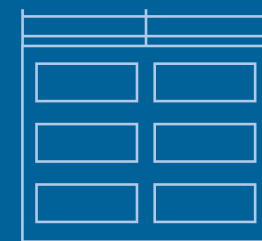
Targeting EPC A and BREEAM Excellent



Ground Floor Café / Kitchen with flexible working areas



Workspace floor plates from 1,920 sq ft – 6,437 sq ft



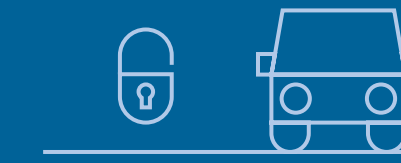
Roof terraces on the 5th and 6th floors



Smart Enabled and Tech Ready – WiredScore Platinum



5 minute walk from Leeds Station



Secure Car Parking with EV charging



Targeting Cycling Score Platinum

Arriving Q2 2022

Reception:

- High quality decorative finishes.
- Solid and durable floor finishes.
- Suspended ceilings and feature infill with areas of raised coffers
- HVAC VRF and underfloor heating to Ground Floor amenity spaces.
- Spotlights in ceiling, supplemented by linear lighting in the lobby space.
- A multi-functional Reception and concierge point.
- Security barriers between the reception and the lift lobby will be provided. Secure parking within Globe Square Basement. CCTV will cover common areas.
- 24/7 operation.

Offices & occupancy:

- Floor to Ceiling: Typical 2.6m
- 5th & 6th Floor 2.5m
- Planning Grid: 1.5m
- Column Grid: Typically 9m
- Plan Efficiency: 80%
- Lifts: 1 person per 8m² (diversified to 1 per 10m² as per BCO Guidance)
- M&E: 1 person per 8m² (NIA)
- WC's: 1 person per 10m² (NIA)
- Means of Escape: 1 person per 6m² (NIA)
- Workplace Density: 1 person per 8m² (NIA)

Tenant amenities:

- 28 lockers, 12 mesh drying lockers, clothing and shoe drying racks
- Cycle Spaces: 40 spaces (25% covered by electric bike charging provision)
- Showers: 4 at Ground Floor Separate
- Drying Room: Yes Dedicated Tenant
- Risers: Yes Cycle Amenities:
- Dedicated secure cycle storage in One Globe Square.
- Target Cycle Score platinum.
- Chameleon Café serving locally sourced food and drink from 7am to 7pm.
- The Ground Floor space provides further breakout and business lounge working space alongside the café.
- WiFi throughout the landlord areas.

Smart and sustainable:

- The office will be designed to target BREEAM Excellent
- The building will be designed to exceed the energy performance requirements of Building Regulations Approved Document Part L.
- Energy Performance Certificate: Target A
- Designed with consideration to meet the criteria of 'WELL Ready'.
- The Building will undergo extensive and regular energy modelling to ensure the energy consumption is minimized and aligns with the design intent.
- Wired Score: Platinum Certification

Accreditations:

- Targeted BREEAM Excellent
- Targeted EPC A
- WELL Ready
- Targeted Cycle Score Platinum
- WiredScore Platinum
- Design for Performance