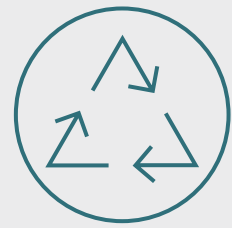


Building specification



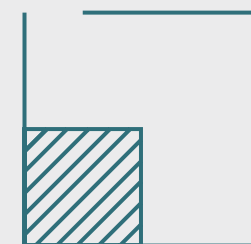
All electric low Carbon Building



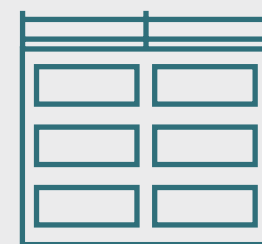
EPC A and BREEAM Excellent



Ground Floor Café / Kitchen with flexible working areas



Workspace floor plates from 1,615 sq ft – 40,430 sq ft



Roof terraces on the 5th and 6th floors



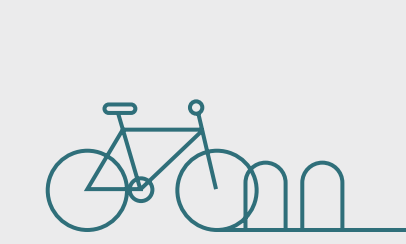
Smart Enabled and Tech Ready – WiredScore Platinum



5 minute walk from Leeds Station and local bus routes



Secure Car Parking with EV charging



Cycling Score Platinum



Showers, Lockers and Drying Room

Tenant amenities:

- Butler's Cafe and Kitchen serving locally sourced food and drink.
- The Ground Floor space provides further breakout and business lounge working space alongside the café.
- WiFi throughout the landlord areas.
- 28 lockers, 12 mesh drying lockers and additional clothing and shoe drying racks.
- Cycle Spaces: 40 spaces (25% covered by electric bike charging provision).
- Showers: 4 Separate Ground Floor Showers.
- Drying Room: Dedicated Tenant Access on Ground Floor.
- Risers: Yes
- Cycle Amenities: Dedicated secure cycle storage in Globe Point.
- Cycle Score platinum.

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).

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 is provided. Secure parking within Globe Square Basement once built.
- CCTV will cover common areas.
- 24/7 operation.

Smart and sustainable:

- BREEAM Excellent.
- The building designed to exceed the energy performance requirements of Building Regulations Approved Document Part L.
- Energy Performance Certificate: 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:

- BREEAM Excellent.
- EPC A.
- WELL READY.
- Cycle Score Platinum.
- WiredScore Platinum.
- Design for Performance.
- NABERS - design for performance 4.5