

ONE GLOBE SQUARE

Building Information

Building Summary

Size :

Circa 143,470ft² (NIA (Code of Measuring Practice, 6th edition -RICS).

Height:

Ground, + 8 Storeys +Roof Plant.

Floor Plates:

Typical Floor is circa 18,500ft²NIA.

Typical Upper Floor is circa 12,500ft²NIA.

Tenancy Split:

The building will be designed to accommodate single or multiple tenancies.

Each floor will be designed to accommodate up to two Tenants, although further subdivision is possible.

Floor to Floor:

The typical floor to floor dimensions generally will be 3.975m.

Raised Floor:

A raised floor will be provided at 150mm overall.

Reception:

Enhanced height feature reception with concierge.

Café:

Café area is located adjacent to the main entrance and flows from the Reception.

Terraces:

7th Floor communal terrace and business lounge.

Office Floors

Floor to Ceiling: **2.8m**

Planning Grid: **1.5m**

Column Grid: **Typically 6m x7.5m**

Plan Efficiency: **86%**

Occupancy

Lifts: **1 person per 8m² (diversified to 1 per 10m2as per BCO Guidance)**

M&E: **1 person per 10m²(NIA)**

WC's: **1 person per 10m²(NIA)**

Workplace Density: **1 person per 10m²(NIA)**

Structure

Super Structure:

Steelwork columns and beams with insitu concrete slabs on metal decking. The building is arranged in a rectangular donut around the central core that is constructed from insitu reinforced concrete.

Columns:

Columns are exposed steel and provide clear spans across the floor.

Mechanical and Electrical Services

Small Power

On Floor Distribution:

23 W/m²

Lighting:

300 lux for offices

Comfort

HVAC: VRF system with central AHU fresh air supply & extract. VAV boxes with CO₂ Control.

Airtightness: 3m³ /m².h

Fresh Air Supply:

12 Litres/person + 10% additional allowance. Extract to match supply air.

Air-conditioned space:

Summer, 24 +2°C for Offices Winter, 20 +2°C for Offices

Internal Building Services Noise Criteria

open-plan offices:

NR38

Fire: L1 detection. Fully sprinkled building.

Lifts

Lifts:

4 No. MRL Passenger Lifts.

1 No. combined Goods and

Firefighting lift.

Lift control system programmed to optimise the car location and waiting times, whilst operating as efficiently as possible

Structural Loading

Imposed Loads

Office Areas (Office+ Partitions):

2.5+ 1kN/m²

Office Areas (File Storage Areas):

7.5 kN/m² (5% of NIA in designated areas).

Terraces for Occupiers: **5.0 kN/m²**

Access

Plant Rooms: **7.5 kN/m² typically.**

Basement Parking Areas: **5 kN/m²**

Dead Loads:

Partitions 1 kN/m² (see imposed load)

Finishes and RAF 0.5 kN/m2

Ceilings & services 0.35 kN/m²

Back of House

Waste Storage:

Ground Floor: Central waste store to achieve 100% diversion from landfill.

Sustainability

The office will be designed to target

- EPC 'A' rating
- Target Active Score 'Platinum'
- Target Wired Score 'Platinum' certification
- Target NABERS 5-star Design Reviewed
- Target Upfront Embodied Carbon (A1 -A5) ≤ 755 kgCO₂/m² GIFA (as per UK GBC Net Zero Framework 2025 – 2030 Paris Proof Target).

External Finishes

The external envelope is designed to a high quality, and performance, to suit the market and context of the building.

Envelope:

Generally precast masonry with modules with punched window modules, and expressed brickwork pleating

The upper two storeys are of metal rainscreen construction, expressing the tonality of the pleated masonry.

Reception:

Reception will be fully furnished with reception point. Security barriers/speed gates will be provided between reception and the lift lobby.

Doors:

1nr revolving doors, 1nr pass door.

There will be a dedicated entrance on Globe Road.

The 7th floor terrace is accessible from the business lounge that is accessed from the main core.

Main Reception Area

Walls:

High quality decorative finishes and wall panelling.

Floors:

Solid and durable floor finishes.

Ceilings:

Suspended ceilings, coupled with rafts

Heating:

HVAC VRF to Ground Floor amenity spaces.

Reception Point:

A reception point with concierge staff.

Access Control:

Security barriers between the reception and the lift lobby will be provided. CCTV will cover common areas.

Hours of operation:

24/7 manned presence.

Tenant Amenities

Changing:

Dedicated male and female changing facilities and accessible changing facilities.

138 lockers, 30 mesh drying lockers, clothing and shoe drying racks and spin dryer.

Cycle Spaces: **225 spaces 212 allocated to**

OGS, 43 allocated to OGP. No electric provision.

Showers: **13 at Ground Floor**

Separate Drying Room: **Yes**

Dedicated Tenant Risers: **Yes**

Cycle Amenities:

Dedicated secure storage and maintenance station.

General Amenities:

Café serving locally sourced food and drink from 7am to7pm.The café seating will view out onto the extensive public realm.

7th floor business lounge and breakout seating.

Communal terrace.

WiFi throughout the landlord areas.

