

MORE THAN JUST SPACE

GRADE A+ OFFICE SPACE
PRIME RETAIL ACCOMMODATION



Chichester House

19 Chichester Street, Belfast



FUTURE-FIT SPACE
BY CAUSEWAY ASSET MANAGEMENT



Welcome to your company's new home.

Chichester House has been re-invented to provide 46,000 sq ft of Grade A+ office space and 5,000 sq ft of premium retail accommodation in the heart of Belfast's central business district.

1 Causeway Asset Management

2 Future-Fit Space

3 Location

4 Transport & Reach

5 The Building

6 Opportunity

7 Skills

8 Plans

9 Professional Partners

Chichester House is one of a suite of Future-Fit developments Causeway will roll out over the next 5 years.

Causeway Asset Management



1 Causeway Asset Management

“Delivering flexible and adaptable space is key to our occupiers’ performance and growth”

“

ABOUT CAUSEWAY ASSET MANAGEMENT

Causeway Asset Management Limited is a UK wide, private, multi-disciplinary, real estate investment and asset management company owned and managed by its directors.

As well as providing real estate advice, asset management, development and financial modelling services, Causeway Asset Management teams up with new investment partners on real estate acquisitions throughout the UK.

The Causeway Asset Management senior management team have a combined total of in excess of 100 years’ experience operating in the UK real estate market including investment, management, finance, project management and development.

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FLEXIBLE OPTIONS FOR A CHANGING MARKET



TENANCIES

The days of one size fits all are gone. We put flexibility at the centre of our deals.

Causeway work with occupiers to ensure flexible tenancies that meet the needs of occupants in a rapidly changing market.



FIT OUT

Full involvement or none at all. You decide how we can help you maximise your space.

We work with occupiers and offer a range of fit-out options dependant on individual needs.



GROWTH + EXPANSION

We work with our tenants to assist in growth and help plan for expansion.

Our extensive portfolio of commercial premises allows us to assist in upscaling or diversification of your operations.

2 Future-Fit Space

“Digital connectivity is as important to most businesses as mains electricity and running water”

THE IDEA BEHIND FUTURE-FIT SPACE

As the rapidity of technological change has increased throughout the last decade the commercial office landscape has now changed to such an extent that it has become almost meaningless to differentiate between tech occupiers and traditional occupiers.

Working with our professional partners Causeway Asset Management aims to ensure that tenants in Causeway buildings are ready to meet the challenges of a rapidly changing commercial and technological landscape.

With this in mind Chichester House will be the flagship project for Causeway Asset Management's innovative 'Future-Fit Space' concept that puts connectivity and technological building advancements at the forefront of their building design.

To back up this commitment to innovation Chichester House will be Northern Ireland's first building to have internationally recognised digital connectivity certification by Wired Score.



OUR FUTURE-FIT BUILDINGS GUARANTEE OCCUPANTS



**HIGH SPEED
INTERNET**



**PLUG & PLAY
SUPPLIES**



**360°
CONTROLS**



**SMART
MONITORING**



**ADAPTABLE
LAYOUTS**



**INVOLVED
MANAGEMENT**

FUTURE-FIT + FLEXIBLE OPTIONS

The combination of the Causeway Future-Fit concept with our innovating range of flexible options for potential occupants ensures a smooth transition into your new office and gives growing businesses the abilities required for quick expansion when needed.



**ADAPTABLE
TENANCIES**



**FLEXIBLE
FIT-OUT**



**GROWTH
READY**

**Future-Fit puts
connectivity at
the forefront of
building design.**

Causeway Asset Management



2 Location

Chichester House benefits from what could be argued as the most central office location in the city.

Nestled in the heart of Belfast's central business district on the fringe of the both the city's legal and shopping centres, every aspect of the city is within a few minutes walk.

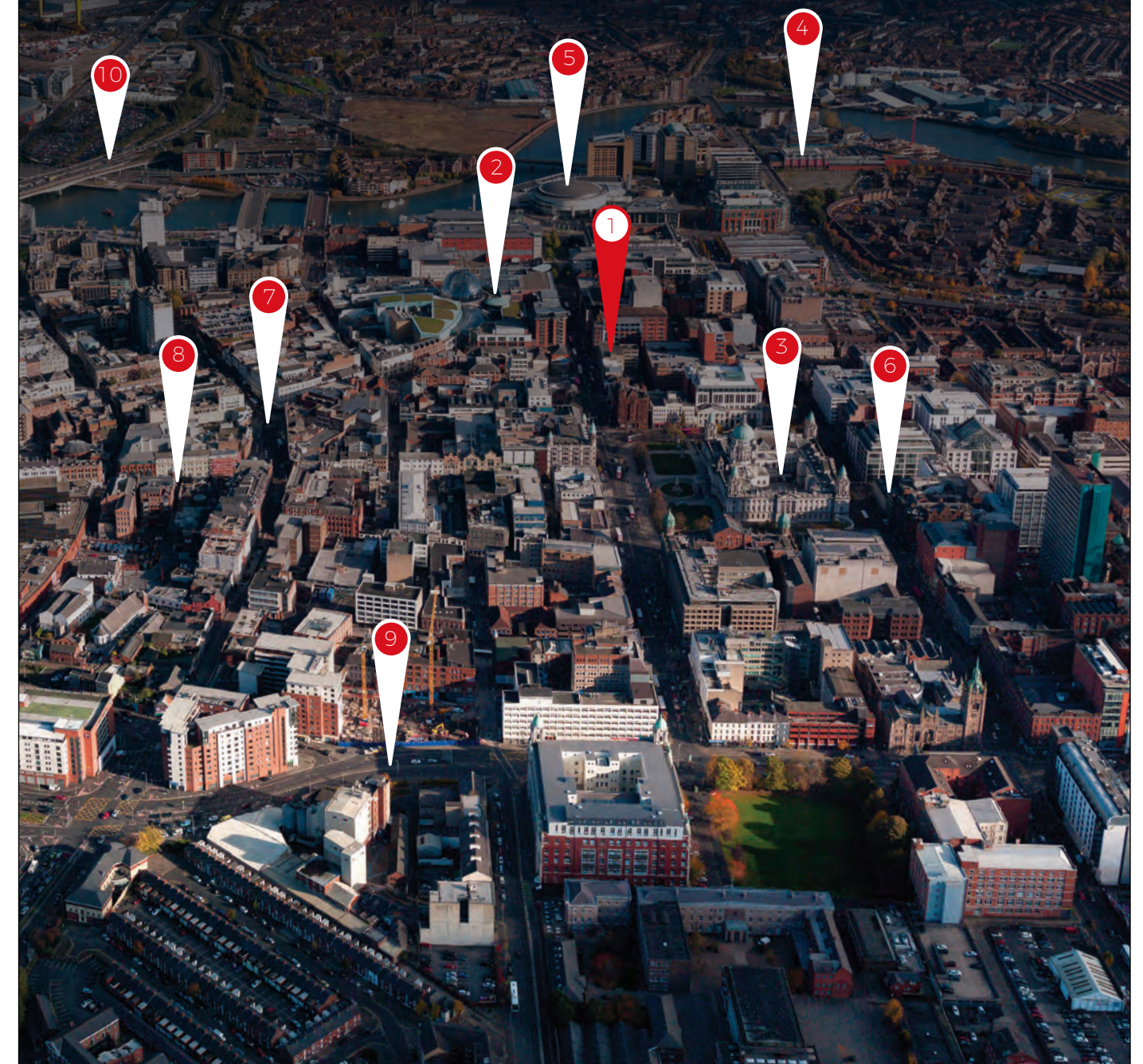
Be it shopping, public transport hubs, entertainment, food or culture the best that Belfast has to offer is on your doorstep with its plethora of shops, bars and eateries.

Wander the grounds of city hall, sample the finest produce at St George's Market and browse the many floors at House of Fraser in Victoria Square, all in a lunch hour.



Belfast has been named the world's most Business Friendly City of its size and is in the world's top 10 cities for Business Friendliness of any size - ahead of locations like Dubai and Tokyo.

FT fDi Global Cities of the Future 2015



1. Chichester House
2. Victoria Square
3. Belfast City Hall
4. Central Station
5. Waterfront Hall & Conference Centre

6. Ten Square Hotel
7. Donegal Place
8. Royal Avenue
9. Great Victoria Street
10. M3 Motorway

3 Transport & Reach

Chichester House is serviced by both Belfast Central and Great Victoria Street train stations, each within a five minute walk.

Additionally busses are minutes from the building's front door via Translink's Donegall Square terminus that is conveniently located 300 metres from the building's front door

Additional public transport services are provided by the Belfast Laganbank Bus Station and Europa Bus Centre both within a five minute walk.

For the more energetic 'Belfast Bikes' are a recent addition to the city's public transport network and there are an abundance of bike stations nearby, the closest being at the front of Belfast City Hall a mere 300 metres from Chichester House.

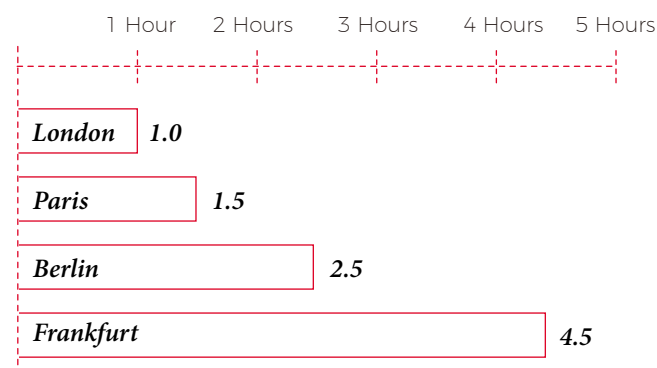
Dublin is also less than 2 hours from Belfast's Central Station by train on the regular Enterprise service and can be reached in around 90 minutes by car.

INTERNATIONAL CONNECTIONS

On an international level Belfast benefits from easy access to a European Union market of 500 million people and has excellent connections to the global market via three airports that handle almost seven million passengers a year.

George Best Belfast City Airport and Belfast International Airport run daily scheduled flights to destinations such as London, Paris and Amsterdam while connecting to Dublin Airport by car, train or plane provides the opportunity to reach over 180 destinations worldwide.

EUROPEAN FLIGHT TIMES



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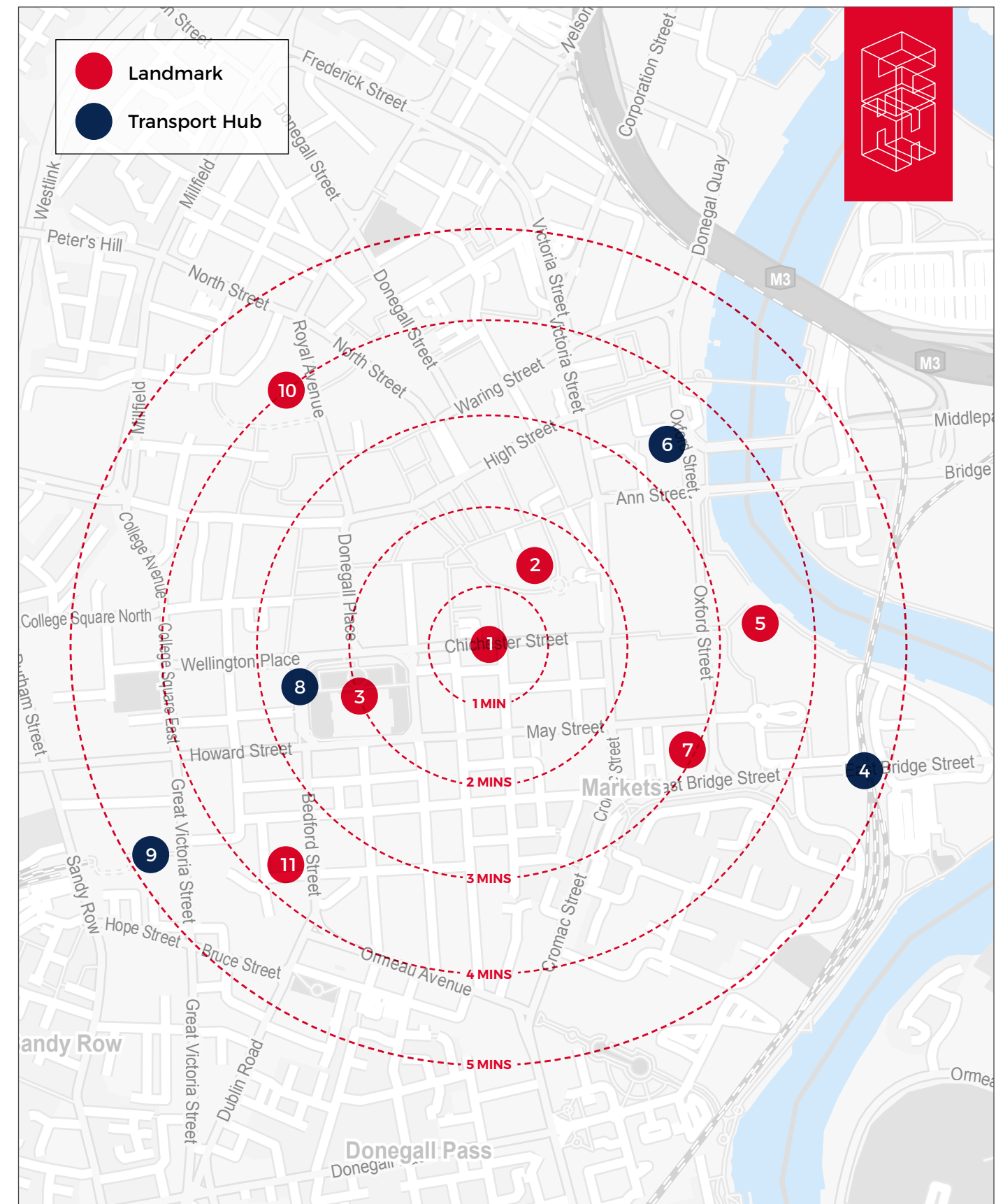
Belfast Transport Hub

The proposed Belfast Transport Hub involves the redevelopment of the Europa Bus Centre, Great Victoria Street Railway Station and surrounding NITHC land (c20 acres) at Grosvenor Road.



Translink is proposing to develop the entire site to include an integrated transport hub, engineering facilities, bus parking, an office building for the Translink Group and approximately 1 million sq ft. of mixed use development.

The proposed hub will be of sufficient capacity to provide for anticipated growth from the present 6.7m passenger journeys through the facilities to c. 13m by 2030.



- | | |
|--|--|
| 1. Chichester House | 7. St Georges Market |
| 2. Victoria Square | 8. Donegal Square Terminus |
| 3. Belfast City Hall | 9. Great Victoria Street Station & Europa Bus Centre |
| 4. Central Station | 10. Castlecourt Shopping Centre |
| 5. Waterfront Hall & Conference Centre | 11. Invest NI |
| 6. Laganside Bus Centre | |

4 The Building

Chichester House combines a prime central Belfast location with accommodation of the highest Grade A+ Specification and Causeway Asset Management's pioneering Future-Fit Space concept to deliver premium office and prime retail space in an unequalled location.

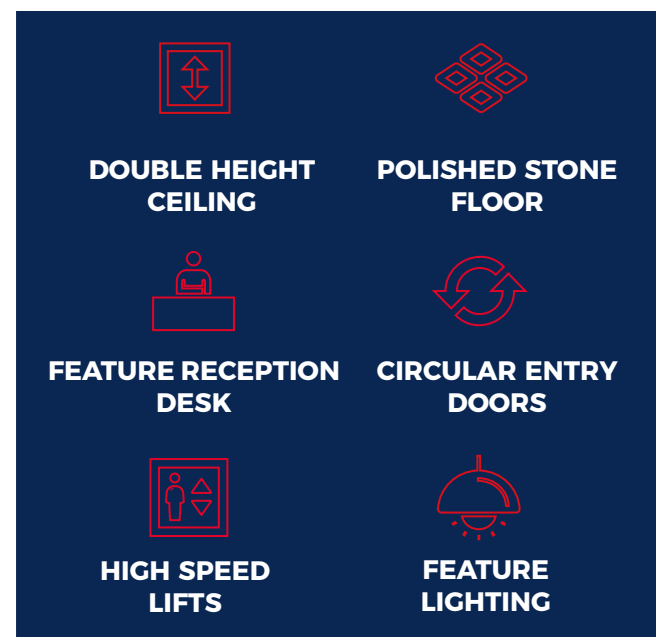


At Chichester House premium ground floor retail will blend seamlessly with contemporary office architecture across the seven upper floors.

Accessed via revolving circular doors from Chichester Street, occupants and visitors to Chichester House will be met by opulent, contemporary surroundings that include double height ceiling, feature stone reception desk, feature lighting and polished stone floor.

The buildings office floors all have high speed lift access and finishes throughout common areas include glass, brushed aluminium and hardwood veneer, expressing through decor the high standard of specification in the building.

ENTRANCE FEATURES



Chichester House has been designed with flexibility and adaptability in mind to meet modern occupiers' needs.



4 The Building

Finishes to common areas reflect the high standard of specification throughout the building.



4 The Building

Chichester House will provide occupants with a high visibility base of operations in Belfast City Centre.



4 The Building

Flexible fit-out and adaptable layout options mean diverse working areas suitable for a wide range of occupants.



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5 Opportunity

Belfast's new 7,000m² purpose-built Waterfront conference facility can deliver a brand new event experience for up to 5,000 delegates in the heart of the city.



INVESTMENT

Northern Ireland provides the ideal location for business to prosper. The region's intelligent and innovative workforce combine with competitive costs and attractive support packages to make the region a smart choice for investment.

Over 900 international companies have invested in Northern Ireland to date including a number of global law firms that now make up a legal hub including Axiom Law, Baker McKenzie and Allen & Overy.

The financial industry employs 33,000 people in the region with around 33% of these employed by major global financial services companies.

Identified as one of the most affordable major cities to live in throughout the UK and with some of the lowest prime office occupancy cost in the whole of Europe, the region also offers average operating costs up to 30% less than the rest of the United Kingdom and Europe.

Add to this a joint lowest Corporation tax rate in Europe from April 2018 set at 12.5% and corporation tax on R&D set at 10% and Belfast is one of the most promising proposals in Europe today.

CITY COMPARISONS

OPERATING COSTS

51%

Lower Than
New York

48%

Lower Than
London

14%

Lower Than
Dublin

SALARY

51%

Lower Than
New York

33%

Lower Than
London

11%

Lower Than
Dublin

*Based on a 200 person shared services centre including salary, property and telecoms costs

Source: Invest NI/FT fDi Benchmark 2016

CREDENTIALS

Belfast is the number one destination globally for financial technology investments.

FT fDi Markets, 2015

Belfast is Europe's leading destination for new software development projects.

FT fDi Markets, 2015

Northern Ireland is the best performing region in the UK for attracting inward investment on a per capita basis.

EY Attractiveness Survey UK, 2014

Almost 900 international investors and a multitude of investors from the rest of the UK have chosen to locate in Northern Ireland.

Nearly 80% of new investors have already reinvested in Northern Ireland.

Source: Invest NI

Technology Sector

Northern Ireland boasts world-class clusters in a variety of sectors. In recent years the technology sector has experienced some of the fastest growth.

SECTOR SPECIALISMS



SOFTWARE & APP DEVELOPMENT



CYBER SECURITY



DIGITAL MEDIA & ENTERTAINMENT



E-COMMERCE & MARKETPLACE

\$500BN

10% of the of the global FX market flows through Belfast every day.

OUR SECTORS

FINANCIAL SERVICES

33,500 people in 1,200 companies

SOFTWARE & ICT

28,000 people in 900 companies

MANUFACTURING

24,600 people in 200 companies

TV, FILM & MEDIA

21,000 people in 1,400 companies

FOOD & DRINK

20,000 people in 1,400 companies

LIFE & HEALTH SCIENCES

8,400 people in 170 companies

BUSINESS SERVICES

13,000 people in 40 companies

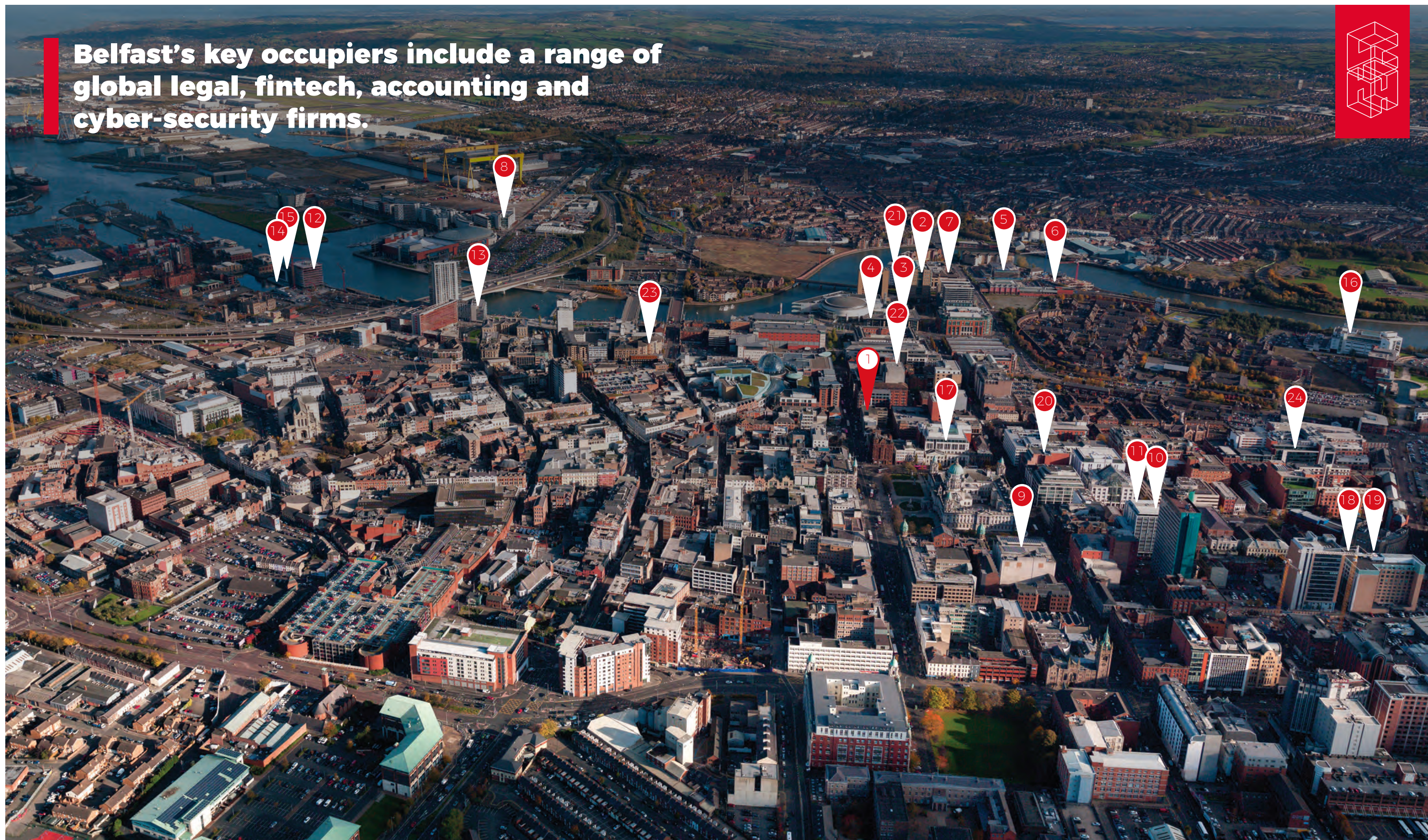
LEGAL SERVICES

6,000 people

Cameras designed and manufactured in Belfast by Andor Technology were used by international astronomers to discover two new Jupiter-sized planets.



Belfast's key occupiers include a range of global legal, fintech, accounting and cyber-security firms.



1. Chichester House
2. BT
3. Pinsent Masons
4. KPMG

5. Concentrix
6. Allstate
7. Santander
8. Citi

9. Danske Bank
10. EY
11. Arup
12. Baker McKenzie

13. Allen & Overy
14. Tullet Prebon
15. Cayan
16. Lloyds Banking Group

17. Ulster Bank
18. Grant Thornton
19. Lockton
20. Bank Of Ireland

21. PWC
22. Cyber Source
23. First Trust Bank
24. NYSE (Euronext)

6 Skills

“Belfast benefits from one of the youngest populations in Europe. A highly educated, skilled, English speaking workforce with a strong and loyal work ethic.”

Source: Invest NI

Northern Ireland is the top region in the UK for educational attainment and a recent international survey shows that Northern Ireland has the best performing education system for primary maths in Europe, and the sixth best in the world.

A similar survey showed that the region was highly rated for primary reading being placed fifth in the world and second in Europe, only behind Finland.

Northern Ireland is consistently the top performing region of the UK at GCSE and A-level examinations (equivalent to high school diploma).

In 2015, 83% of Northern Ireland students achieved the three top grades in A-level (high school graduate) exams, compared to 77.3% across the rest of the UK

71% of first degree graduates in NI achieved either a first class or upper second class honours degree.

77% of high school graduates (post A-Level) go on to further and higher education compared to the UK average of 71%.

41% of staff in financial services in NI are educated to degree level compared to 36% in the UK and 21% in Ireland.

70% of IT and telecoms professionals in Northern Ireland hold an HE level qualification compared to the UK average of only 62%.



QUEEN'S UNIVERSITY

Queen's University Belfast is over 100 years old; it is a member of the Russell Group of 24 leading UK research-intensive universities and ranked in top 1% of universities worldwide.

Queen's is also the UK's leading university for intellectual property commercialisation and in addition Queen's CSIT (Centre for Secure Information Technologies) is the UK Innovation & Knowledge Centre (IKC) for secure information technologies.

8,500

More than 8,500 people graduate annually with business related degrees from Northern Ireland's two universities.

Queen's University Belfast and Ulster University both have fully functioning educational trading rooms.

ULSTER UNIVERSITY

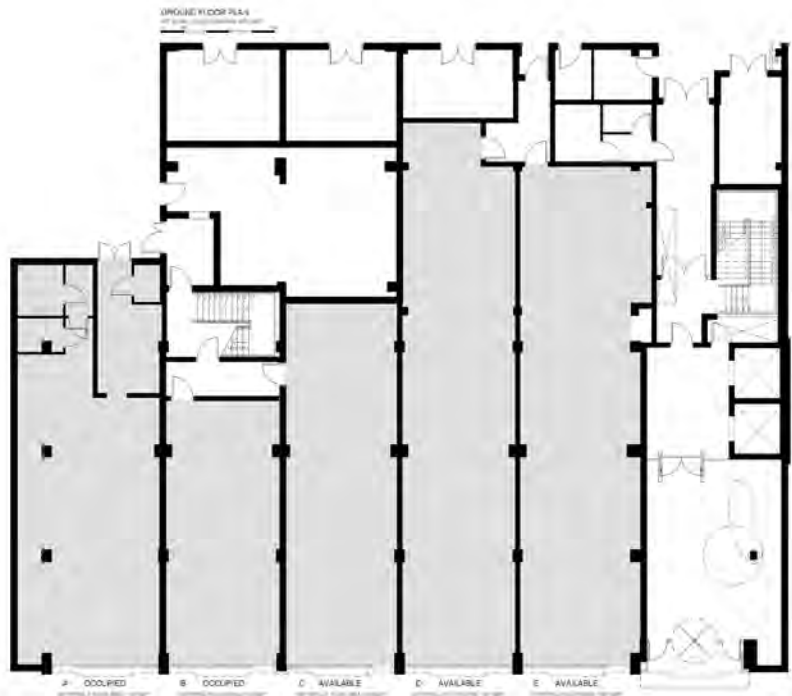
With four campuses, Ulster University caters for nearly 27,000 students. This includes one of the largest provisions in computing in the UK and Ireland.

The Intelligent Systems Research Centre at UU is one of the globally recognised ICT related university research centres in Northern Ireland.

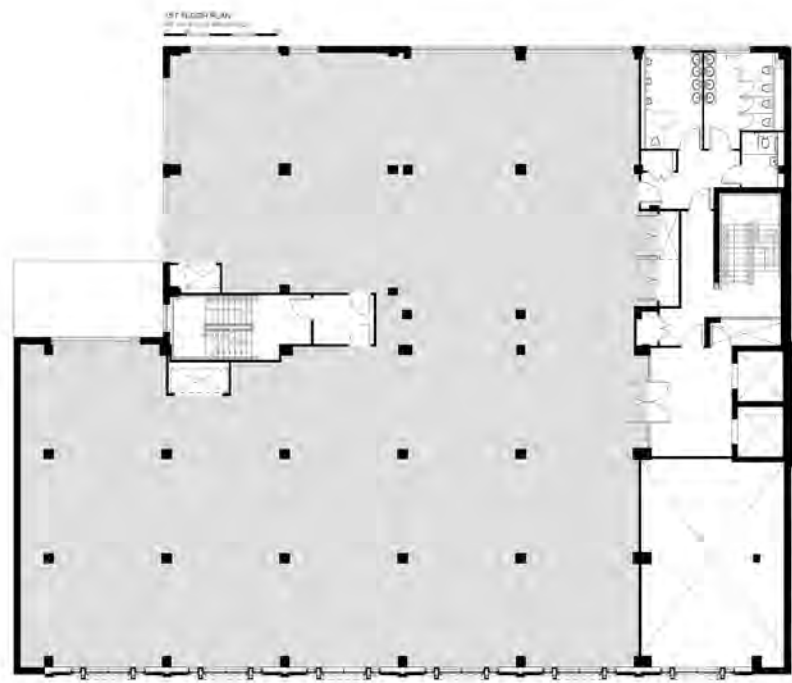


7 Plans & Specification

TOTAL	46,067 Sq Ft
EIGHTH FLOOR	1,878 Sq Ft
SEVENTH FLOOR	1,965 Sq ft
SIXTH FLOOR	6,489 Sq Ft
FIFTH FLOOR	6,489 Sq Ft
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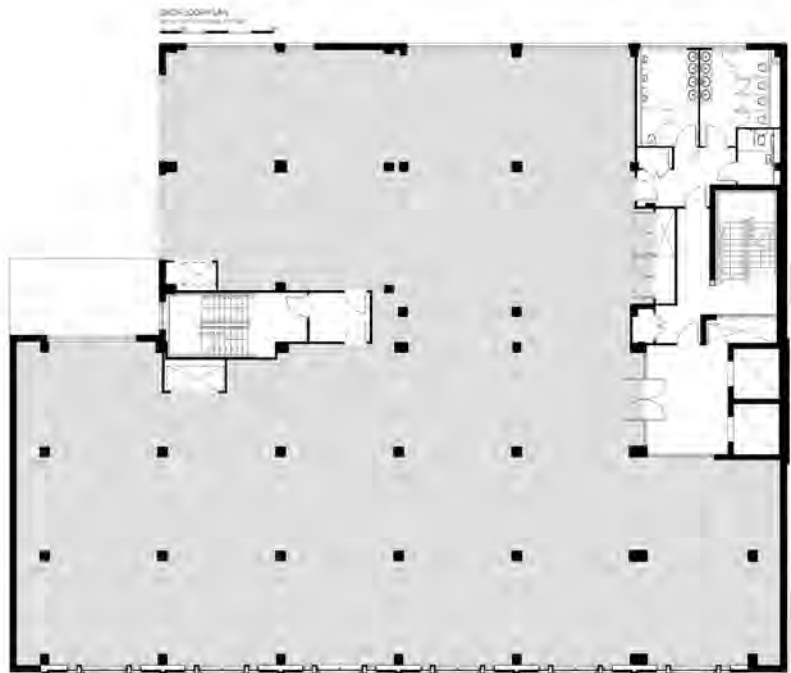


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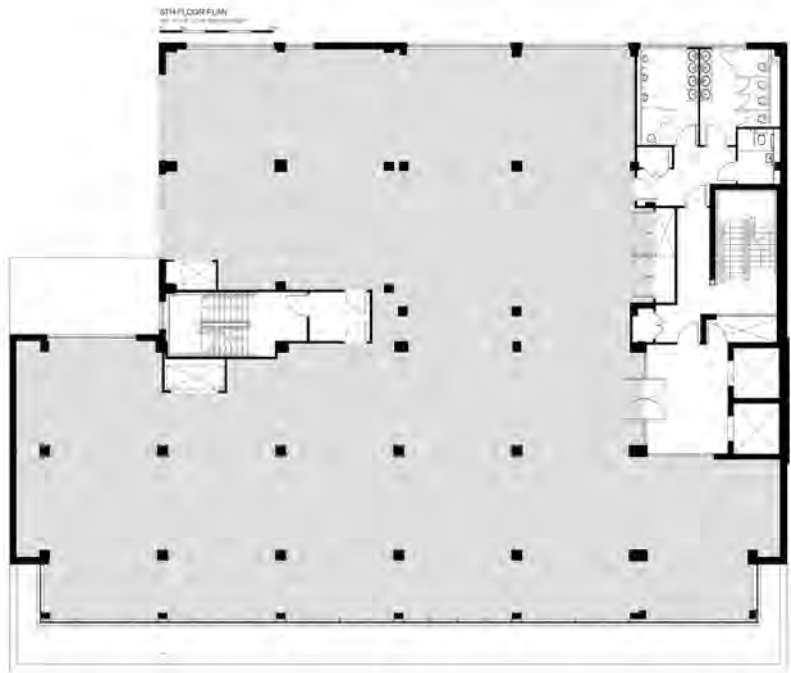


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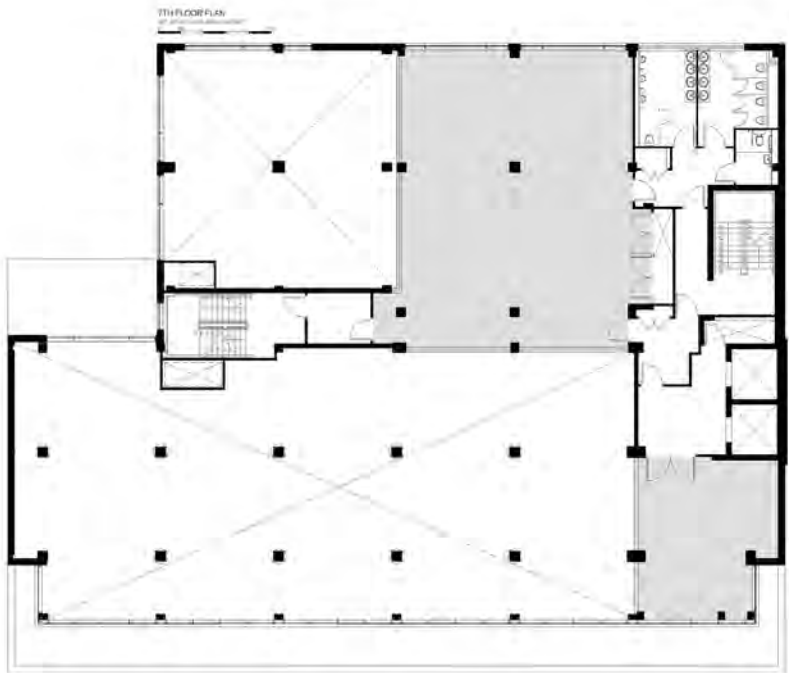


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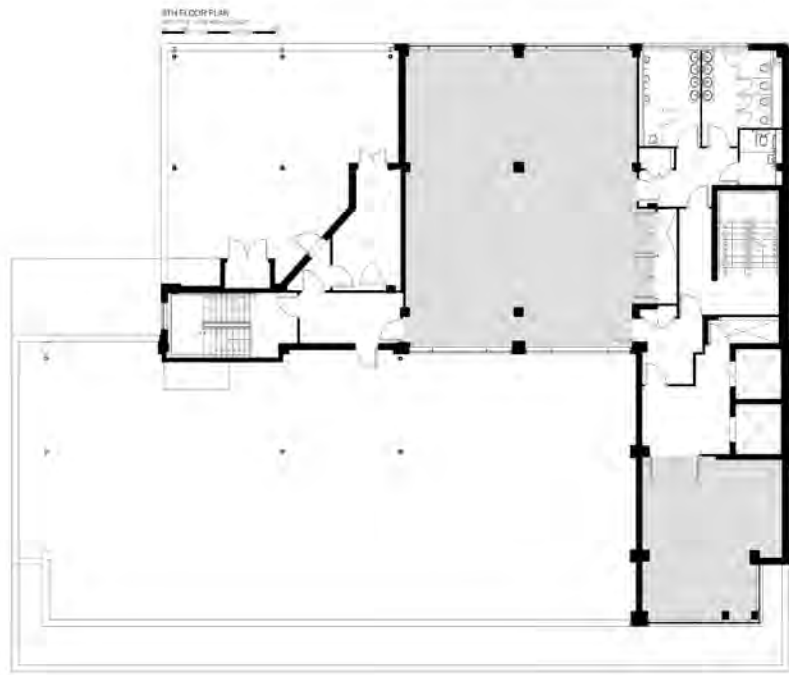


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Specification

BUILDING FABRIC

Existing Construction (Ground to fifth, plus original roof):

A) Foundations

Concrete piles, type, bored piles, with pile caps and reinforced in-situ concrete spanning ground beams

B) Ground Floor

Suspended, reinforced in-situ concrete ,200mm deep ground floor slab. The slab is designed to span in one direction between the ground beams. The span direction is parallel to Chichester Street.

C) Upper Floor Construction and Superstructure

Six storey high concrete framed building consisting of reinforced cast in-situ columns which support floors constructed using a 175mm deep reinforced cast in-situ concrete two way spanning flat slab. The columns centres are approximately 5500mm x 4500mm centres. The roof was also constructed using a two-way spanning concrete slab. This will be replaced with reinforced in-situ, flat slab concrete to achieve the general office loading as it will become the sixth floor.

D) Imposed Loadings

The ground floor was designed for use as a retail unit with an allowable imposed load of 4.0Kn/m2. The upper floors were designed for use as general offices with an allowable imposed load of 2.50Kn/m2.

New Construction (7th & 8th floor over existing plus full height rear extension):

A) Foundations

Piled foundations, with pile caps and reinforced in-situ concrete spanning ground beams. The foundation system will be independent of the existing building. Concrete Grade C35/ 40, BS 8110 and in accordance with the code of practice for the structural use of concrete

B) Ground Floor

Suspended, reinforced in-situ concrete, 200mm deep ground floor slab. The slab is designed to span in one direction between the concrete ground beams, with insulation and DPM as required by Building Control.

C) Upper Floor Construction and Superstructure

Superstructure will incorporate a Concrete Frame comprising reinforced in-situ concrete columns supporting upper floors constructed using a reinforced in-situ concrete flat slab designed in accordance with BS8110 and in accordance with the code of practice for the structural use of concrete.

The top floor of the new build and existing building extension will be formed using a structural steel frame designed in accordance with BS 5950 system. All steel sections to be grade S275 to EN 10025 & 10210. CE marking will apply to all steelwork which will have an Execution Class EXC2 in accordance with BS EN 1090-2.

All steelwork will be shot blast cleaned to SA 2.5 to BS EN ISO 8501-1 and painted two coats zinc phosphate having a OFT of 75 microns. All external steelwork will be hot dipped galvanized to BS 729 or of stainless steel by an approved specialist.

D) Imposed and Dead Loadings

Concrete piles, type, bored piles, with pile caps and reinforced in-situ concrete spanning ground beams

External Walls:

Front elevation to comprise proprietary thermally broken polyester powder coated double glazed aluminum curtain walling system with solar reflective, low 'E' coated glazing. System wind tested in accordance with the recommendation of the C.W.C.T. Standards and Guide. Glazing to include opaque panels at floor junctions, with proprietary stone cladding system on insulated structural wall. Side and rear elevations to comprise proprietary composite panel cladding system to high level, as elevations, and rendered insulated cavity walls to lower levels, with curtain walling glazing as per front elevation.

Roof:

Roof finishes will be single layer roof covering, Trocal or equivalent on insulation . Trocal roof covering and Kingspan insulation board to be laid on metal decking, gauge 0.7 mm, fixed to metal purlins. Roof area to include propriety walkway and fall arrest system.

FINISHES

Ground Floor Entrance Reception & Lift/ Stair Lobby:

Reception Ceiling:

Part Gyproc MF Suspended plasterboard ceiling with polished plaster finish and feature coloured metal suspended ceiling.

Reception Floor:

High quality polished stone floor tiling and proprietary entrance matting.

Reception Walls:

Part concrete effect porcelain wall tile to side walls and high quality polished stone wall tiling to remaining walls.

Stairwell Wall:

2 coat plaster and emulsion paint finish.

Stairwell Ceiling:

Gyproc MF suspended plasterboard ceiling with emulsion paint finish.

Main Stair:

Pre-cast concrete stairs and landings to stair, with ceramic tile finish and stainless steel and glass handrailing /balustrading.

Main Entrance Doors:

Powered circular entrance doors with fully glazed manual doors either side.

Upper Floor Lift Lobby's:

Ceiling:

Painted plaster finish to expose underside of existing slab and structural beams.

Floor:

Ceramic Floor Tiling.

Walls:

2 coat plaster and emulsion paint finish.

Doors:

Solid core timber door sets with hardwood veneer finish with vision panels and brushed aluminum door furniture. To stairwell with proprietary fire resisting glazed screen and doors to office areas.

General Office Areas:

Ceilings:

Painted plaster finish to exposed underside of existing slab and structural beams.

Floor:

Quality carpet tile finish on proprietary Kingspan computer access floor

Walls:

2 coat plaster and emulsion paint finish.

Doors:

Solid core timber door sets with hardwood veneer finish with vision panels and brushed stainless steel door furniture.

Small Offices/ Quiet rooms (Off General office area):

Ceilings:

Painted plaster finish to exposed underside of existing slab and structural beams.

Specification

Floor: Quality carpet tile finish on proprietary Kingspan computer access floor	Walls: Fair face blockwork
Wall Construction: Insulated metal stud with plasterboard finish.	Doors: Painted solid core timber doors.
Wall finish: Plaster and emulsion paint finish.	Escape Stair
Doors/ Glazed Partitions: High quality proprietary system.	Ceilings: 600 x 600mm Armstrong Prima Tegular suspended ceiling in 15mm Trulok grid.
Large Meeting/ Conference Rooms:	Floor: Underside of landings and stairs to have plaster finish and emulsion painted. P/C concrete stairs and landings with proprietary carpet tile finish.
Ceilings: Painted plaster finish to exposed underside of existing slab and structural beams.	Walls: 2 coat plaster and emulsion paint finish.
Floor: Quality carpet tile finish on proprietary Kingspan computer access floor.	Handrailing: Painted steel handrailing/ balustrading.
Wall Construction: Insulated metal stud with plasterboard finish.	Doors: Solid core timber door sets with hardwood veneer finish with vision panels and brushed aluminium door furniture.
Wall finish: Plaster and emulsion paint finish.	MECHANICAL & ELECTRICAL SERVICES INSTALLATION
Doors/Glazed Partitions: High quality proprietary system.	General
General Toilet/ Shower Areas:	The buildings will be designed as Grade A+ standard with air conditioning. Energy demand will be mitigated by a 'fabric-first' approach, (using the building form and fabric to minimise energy demand by, for example, increased insulation, solar reflective glazing, achieving high standards of airtightness, optimising the area of glazing) and then by selection of appropriate, efficient systems and products.
Ceilings: 600 x 600mm Armstrong Prima Tegular (Dune Plus) ceiling tiles in 15mm Truluk grid.	Life cycle costing will be employed in selecting appropriate systems.
Floors: Ceramic floor tiling.	'Air conditioning' will be by electric heat pumps (VRF) will provide both heating and comfort cooling as required, but without humidity control. The system will incorporate heat recovery where appropriate between north & south-facing zones.
Walls: Part Ceramic wall tiling/ part painted plastered walls.	Ventilation will be by an air handling unit incorporating heat recovery and variable speed drives fans will be incorporated to yield energy savings. The fire-fighting staircase will be provided with smoke ventilation and dry riser mains as required by local Building Regulations.
Doors: Solid core timber door sets with hardwood veneer finish and brushed aluminum door.	High Quality Sanitary fittings will have low water demand. The electrical services shall comprise the following:
Cubicle/Vanity: Cubicle and vanity units to be 'Line' range from Petal Cubicle & Washroom Systems ltd or equal approved	<ul style="list-style-type: none">• Mains power distribution system.• General lighting installation• Emergency lighting Installation• General purpose socket outlets and small power installation.• Fire Alarm installation• Access control installation.• IT services installation• UPS back-up for LL management structured cabling backbone distribution system.• Lightning protection installation.• Generator for Essential Services• Lifts with high quality internal finish will be designed to BCO standards with respect to waiting time and handling capacity.
Ground floor stores / switch room / escape corridors:	MECHANICAL SERVICES INSTALLATION
Ceilings: 600 x 600mm Armstrong Prima Tegular suspended ceiling in 15mm Trulok grid.	Heating
Floor: Painted concrete screen	<ul style="list-style-type: none">• by natural gas condensing boiler plant• LPHW to radiators in core areas only
Walls: 2 Coat plaster and emulsion paint finish.	
Doors: Painted solid core timber doors.	
Bins Store	
Ceilings: Exposed structure above.	
Floor: Bitmac finish.	

Specification

Ventilation <ul style="list-style-type: none">• by roof-mounted air handling units comprising heating, heat recovery, filtration & acoustic attenuation to give 10 litres/sec per person (based on 7.5 m2 per person NLA)• Invertor speed control of fans• Toilet extract ventilation at 6 air changes/ hour	Access Control An Access control system shall be installed to provide security to the building and prevent unauthorised access
Cooling <ul style="list-style-type: none">• Air-cooled heat pumps with roof-mounted condensing units.• 3-pipe VRF indoor units for heating/cooling with heat recovery	Lightning Protection System A lightning protection system shall be installed to EN 62305.
Domestic Hot Water Services <ul style="list-style-type: none">• Booster pumps fed from break tank• Pressure regulation at each floor level• Direct gas-fire d hot water heating	Generator The generator shall be rated for Essential Services (for Life Safety) only.
Building Management System <ul style="list-style-type: none">• HVAC digital controls with optimum start/stop and weather compensation• Monitoring plant performance• Duty sharing and auto-rotation of main plant• Metering of utilities and sub-metering as required• Interface with fire detection & security lighting	LIFT INSTALLATION Passenger lifts to achieve 30 seconds' average wait time at 12% handling capacity (based on occupancy at 10m2 (NIA) per person, as BCO Guide 2014) One Fireman's lift in fire-fighting shaft.
Fire Protection Fire-fighting Shaft with Fireman's Lift and Dry riser	DIGITAL PROVISION
ELECTRICAL SERVICES INSTALLATION	Designated Teleco Room (min area 12 m2) Building will have a designated teleco room for the placement of ISP equipment.
Mains Distribution An NIE supply will be located on the ground floor and connected to the main switchboard on the ground floor. Configuration will allow each floor to be billed individually by the tenants chosen energy supplier. Sub-distribution boards will be located on each floor and metered sub-mains circuits.	Teleco room to be climate controlled but will have no other utilities passing through.
Lighting Installation General Lighting will be by LED fittings with daylight linking controls in office areas to achieve 300 to 500 lux and comply with BS EN 12464-1:2011 Lighting and Lighting - Lighting of Work Places. Emergency Lighting shall be by standalone LED fittings to comply with BS 5266 Pt 1:2013 and Emergency Signage shall be complete with Euro Legend.	Teleco room to have a raised access floor.
General Services General Power will be provided in all areas utilizing twin 13amp socket outlets and general power supplies will be provided for intruder alarm, fire alarm, access control and mechanical services.	Risers Provision will be made for two stacked risers going from ground floor to top floor and will be separated by at least 7m with cupboards at every floor.
A complete under floor busbar trunking system and cable basket installation will be installed below the raised access floor in the offices.	At least one riser to be directly above the Teleco Room.
The busbar trunking and cable tray will serve 4 section data recessed floor boxes incorporating socket outlets and outlets suitable for data.	Provision will be made for roof top fixed wireless installations and cabling. 4m2 has been set aside for wireless equipment with clear line of sight.
A recessed floor box will be provided per 7.5m2 of NIA of office space and will contain 3No. twin socket outlets (i.e. 6No. power points) and 6No. RJ45 data outlets.	Provision will be made for 'Meet-me' chambers for incoming services, with at least one chamber being within the comms room.
IT Services IT services will consist of a multi-core fibre connection presented on each level from a central server room providing dedicated connection to the BT Open reach network through the site Distribution Point.	All installed ducts will fall away from the building to prevent water ingress
UPS Provision for UPS back- up will be provided if necessary within the landlords LV switch room for landlord managed structured cabling distribution equipment.	Generator Provision Provision will be made for the installation of a back-up generator with all appropriate interfaces to Teleco room equipment.
Fire Alarm A Fire Alarm System shall be installed throughout the building to 855839 Pt. 1: 2013 LI	Common Area WiFi Provision has been made for all common areas to have free wifi.
	Co-ordination with fibre providers Information in this regard to be made available to prospective tenants.
	BICYCLE PARKING Provision shall be made for the hanging of bicycles in proprietary cycle racks.
	SHOWERING FACILITIES Provision shall be made to provide male, female and disabled persons showering facilities on the ground floor.

8 Professional Partners



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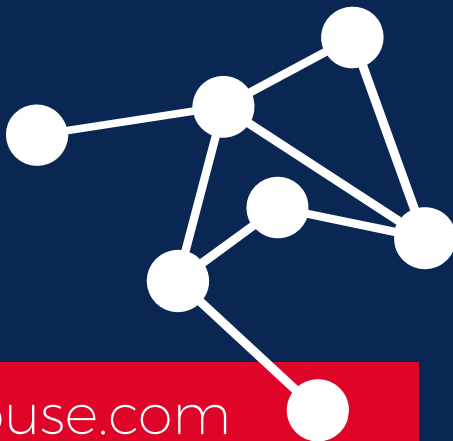
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