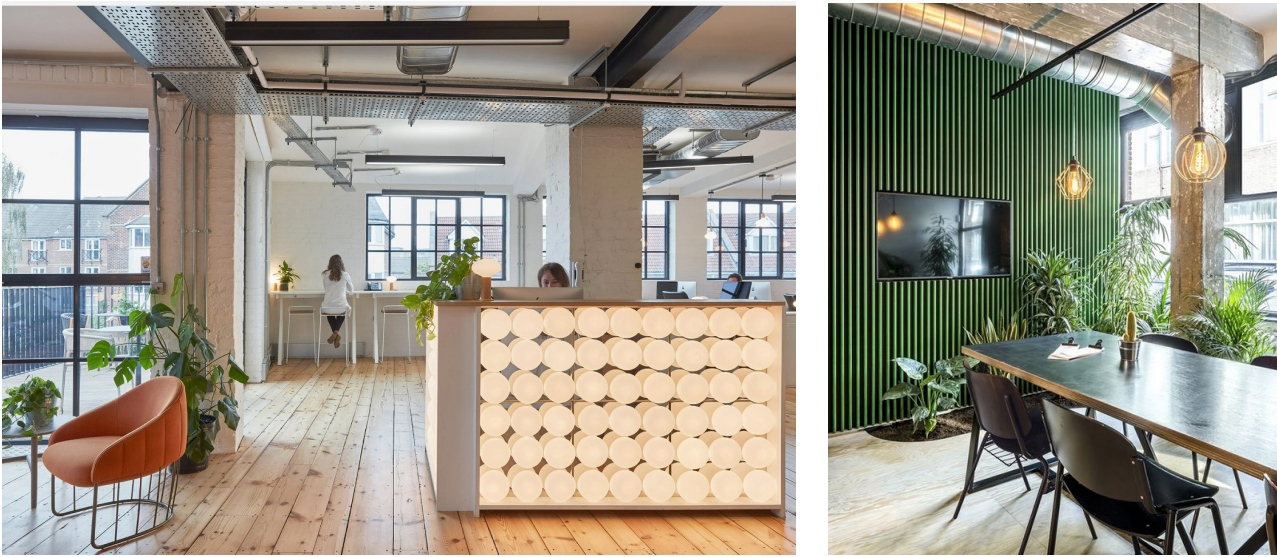


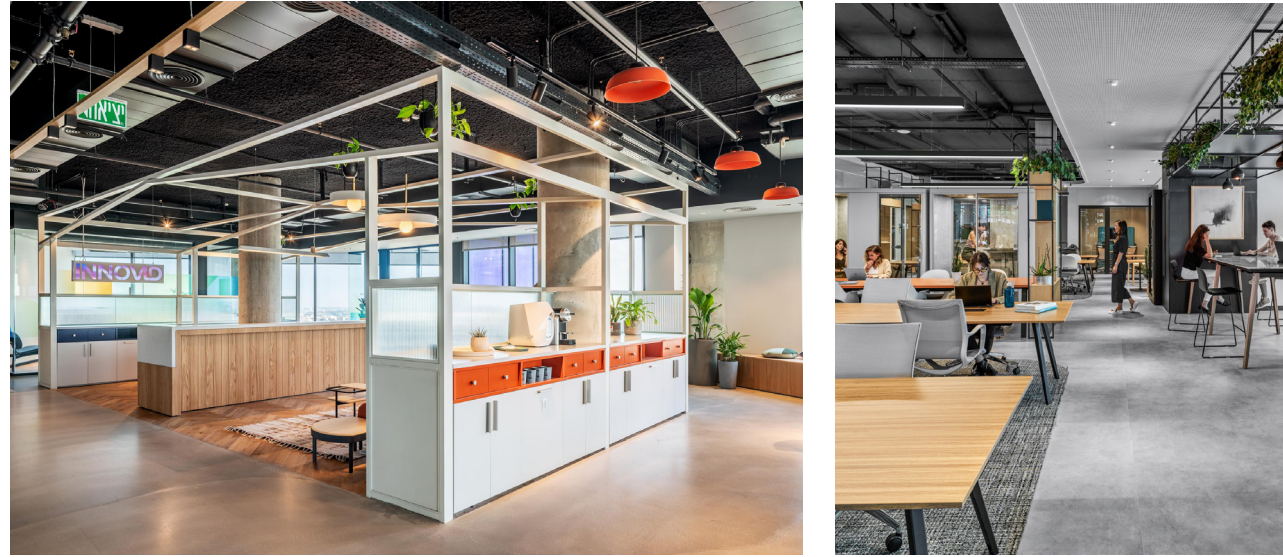
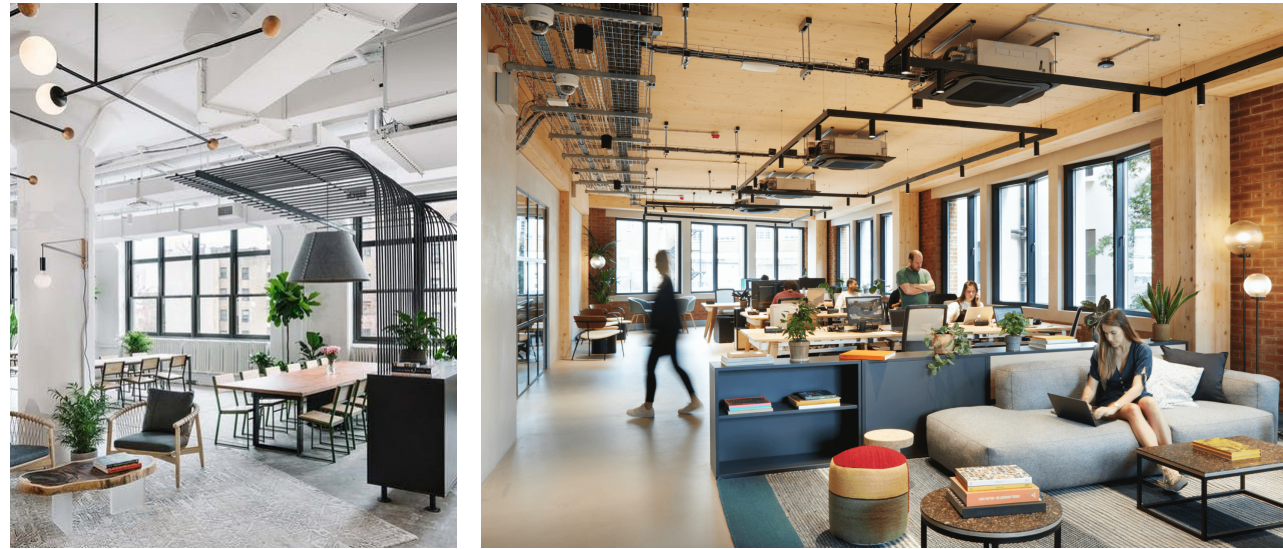
INTERIOR TREATMENT

RECEPTION AND BUSINESS LOUNGE



RECEPTION AND BUSINESS CENTRE INTERIOR PRECEDENTS

OFFICE FLOORS



OFFICE INTERIOR PRECEDENTS

04 BUILDING ARRANGEMENT

LAYOUT AND FLEXIBILITY

The existing floor plate has largely been retained except for our proposal to infill the ineffectual lightwells to the upper floors. As the building design has developed we have identified the central floors plate as a zone to locate meeting rooms and amenity space, ensuring that the quality of the workspace is improved by the new fenestration.

The existing core which is located at the end of the building will be retained and upgraded to ensure that they satisfy the current Building Regulations.

As part of the brief from the client we have been asked to ensure that the floors are subdivisible to allow multiple tenancies.



OFFICE INTERIOR PRECEDENT

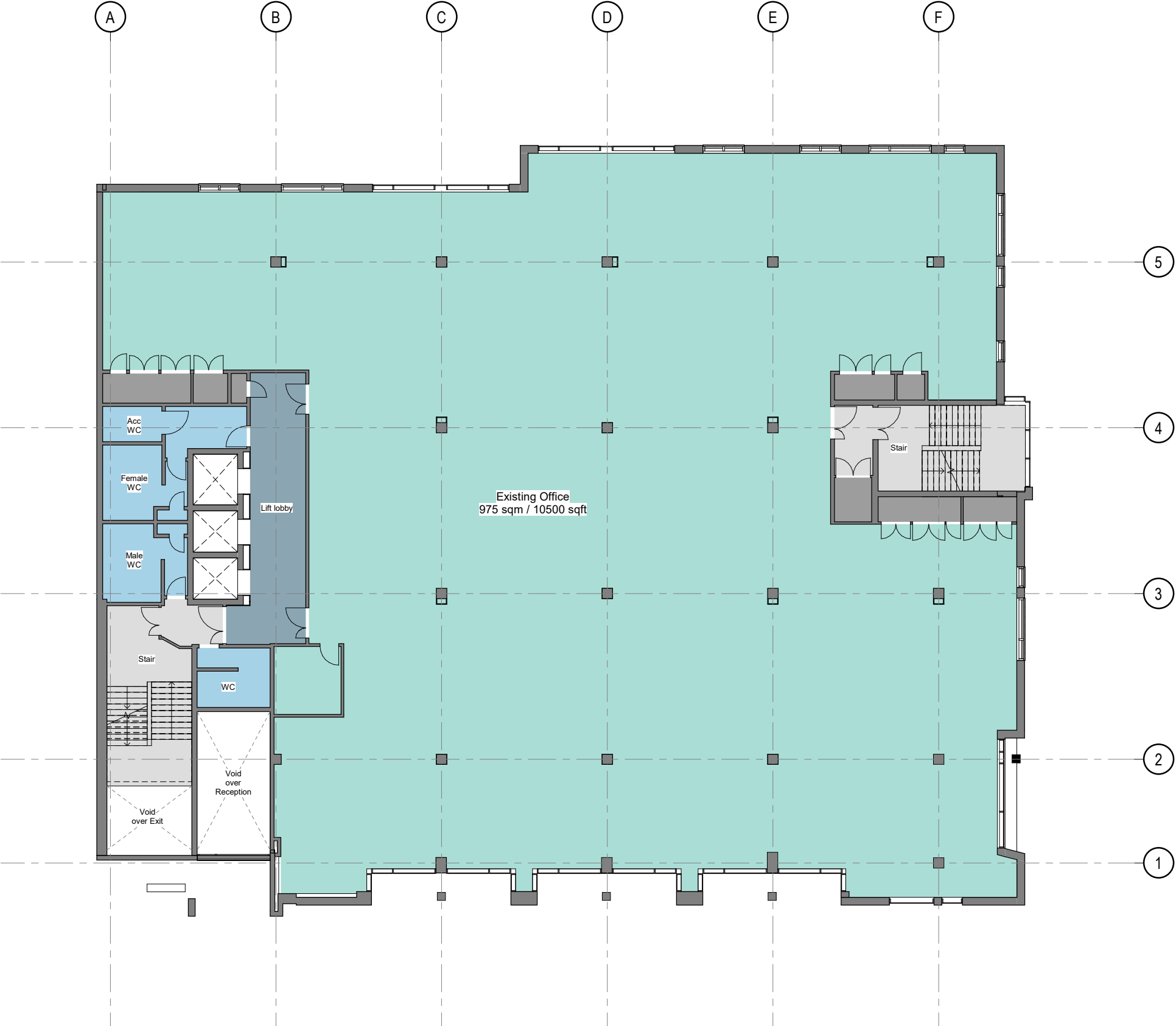
EXISTING FLOOR PLANS

GROUND FLOOR



EXISTING FLOOR PLANS

FIRST FLOOR



PROPOSED FLOOR PLANS

GROUND FLOOR

LEGEND

- Reception
- Business Lounge / Offices
- F&B / Retail Unit
- WC's
- Stairs and lobbies
- Risers

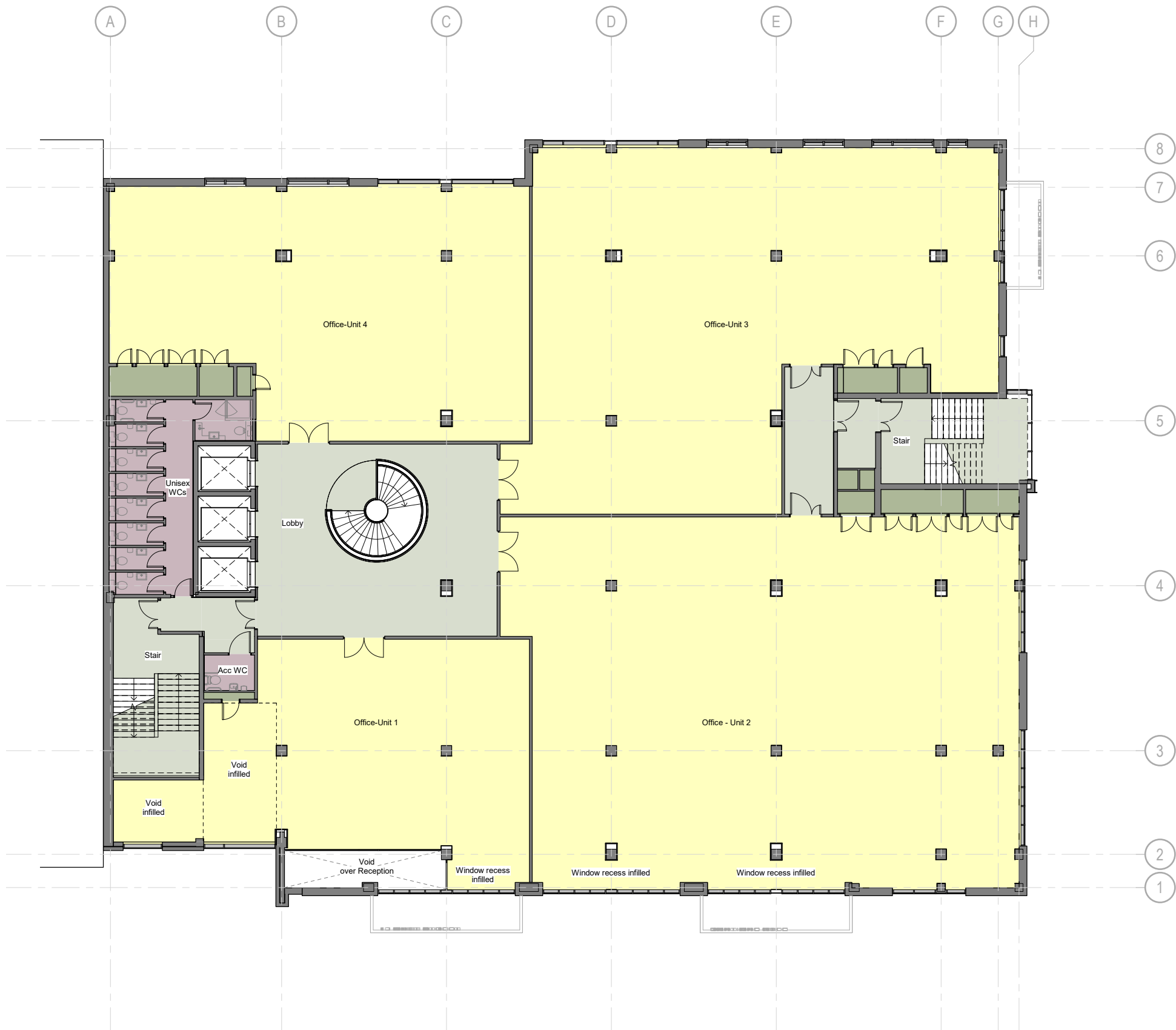


PROPOSED FLOOR PLANS

FIRST FLOOR

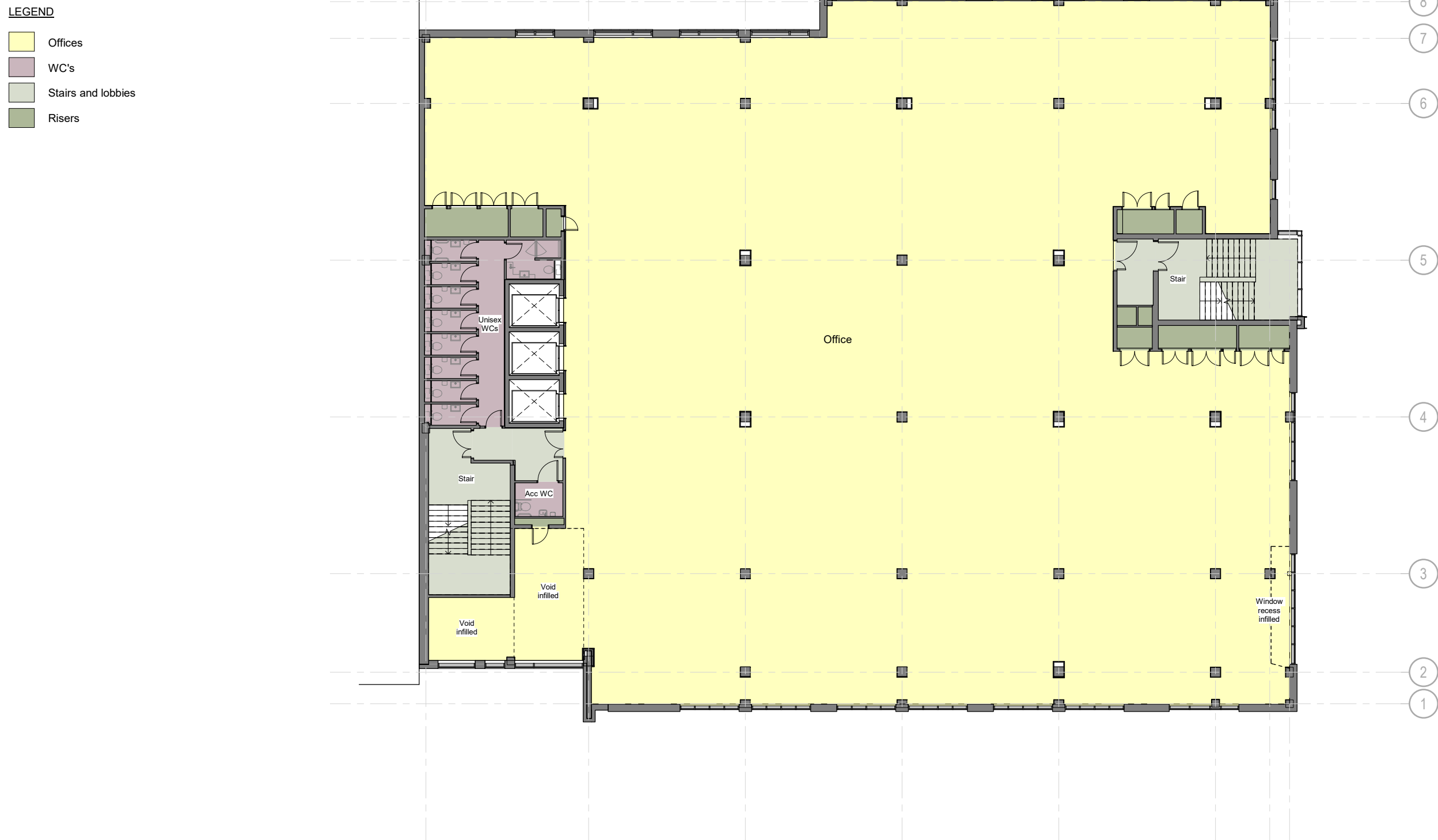
LEGEND

- Offices
- WC's
- Stairs and lobbies
- Risers



PROPOSED FLOOR PLANS

TYPICAL UPPER FLOOR

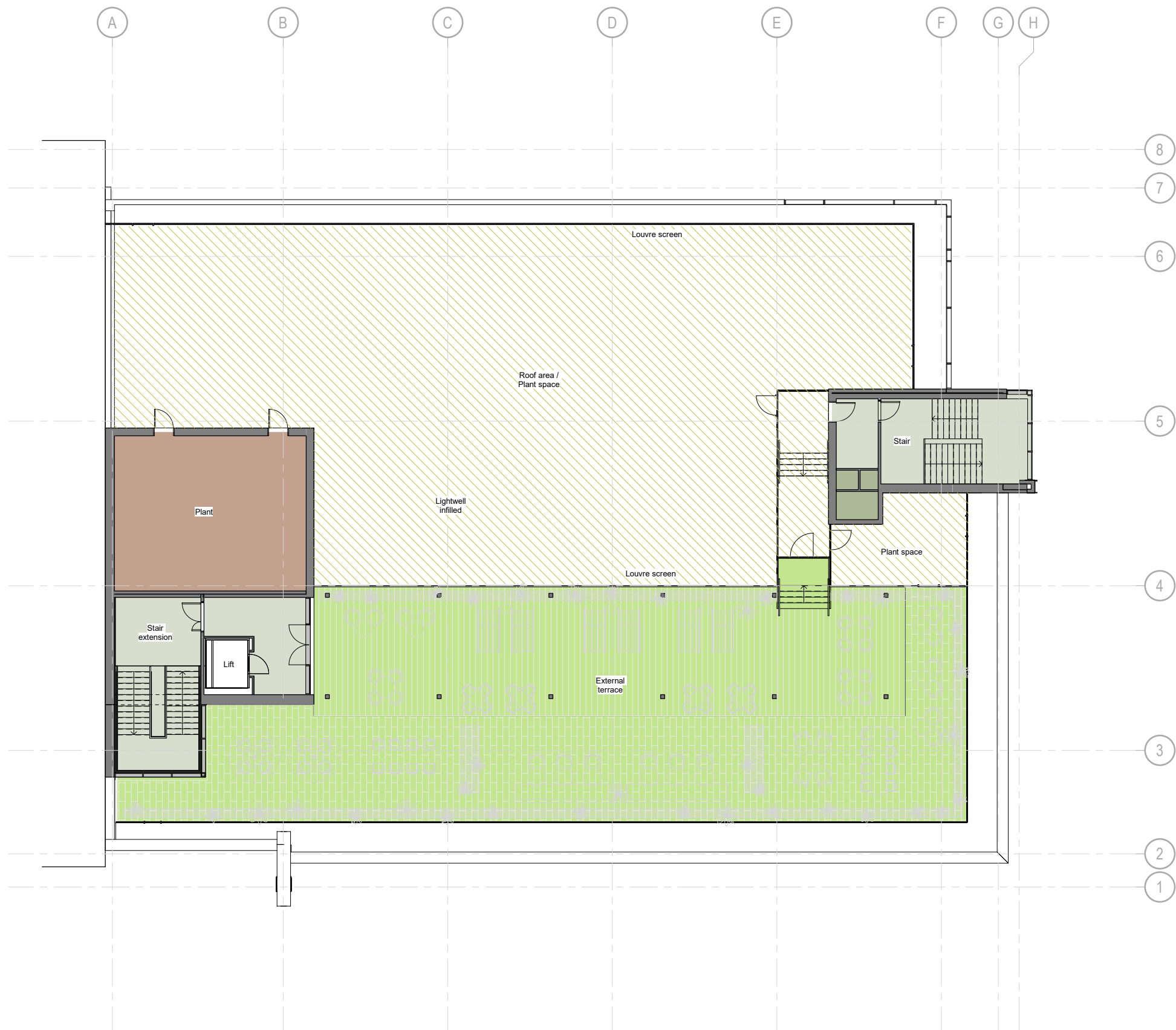


PROPOSED FLOOR PLANS

ROOF

LEGEND

- External terrace
- Circulation
- Plant room
- Risers

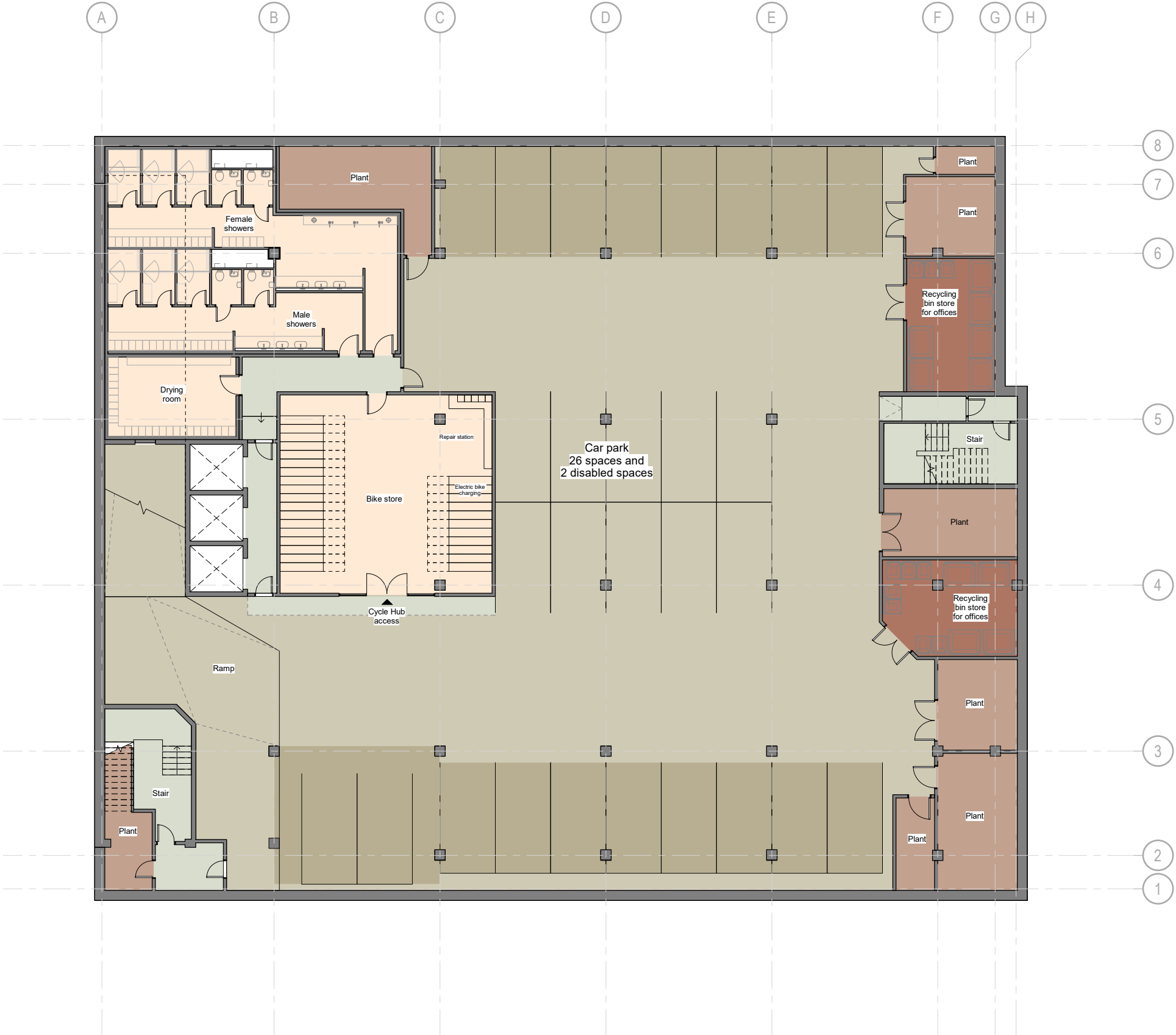


PROPOSED FLOOR PLANS

BASEMENT

LEGEND

- Car park area
- Parking spaces
- Plant room
- Bin store
- Cycle hub
- Stairs and lobbies



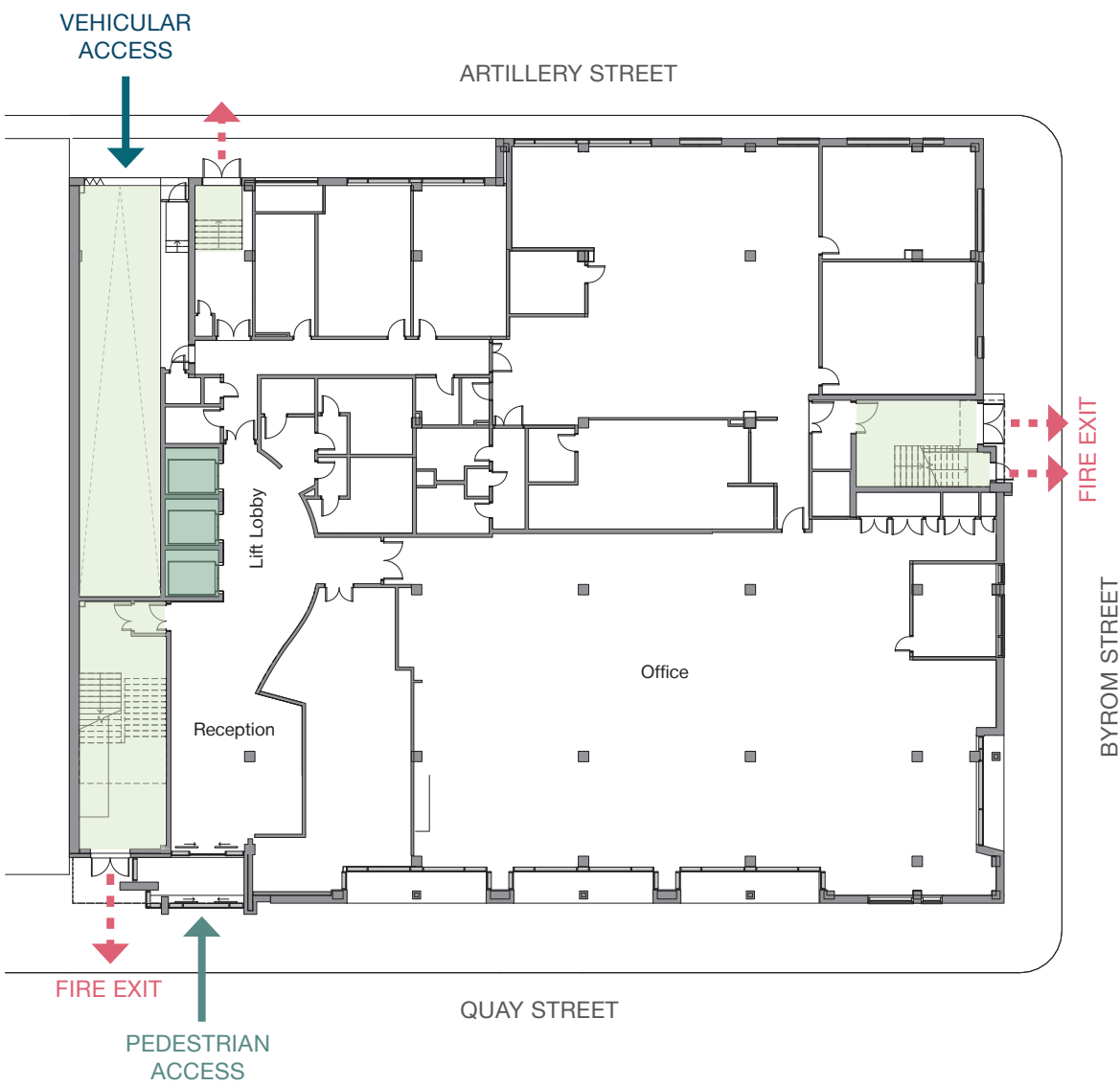
ACCOMMODATION SCHEDULE

	Existing NIA		Existing GIA		Proposed NIA				Proposed GIA	
	Office		Office		Office		F&B/retail		Proposed GIA	
	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft
Basement			1267	13648	210	2,260	560	6,028	1267	13,638
Ground floor	931	9,100	1198	12895	397	4,273			1210	13,024
1st floor	975	10,500	1164	12529	1022	11,001			1188	12,788
2nd floor	1,000	10,760	1188	12787	1065	11,464			1226	13,197
3rd floor	955	10,280	1134	12206	1065	11,464			1226	13,197
4th floor	820	8,820	997	10730	924	9,946			1083	11,657
5th floor	765	8,230	997	10730	924	9,946			1083	11,657
Total	5,446	57,690	7,945	85,525	5,607	60,354	560	6,028	8,283	89,158
Total building	Existing NIA 5,446 57,690		Existing GIA 7945sqm 85525sqft		Proposed NIA 6,167 66,382				Proposed GIA 8,283 89,158	
Car park spaces	42 existing		28 proposed							

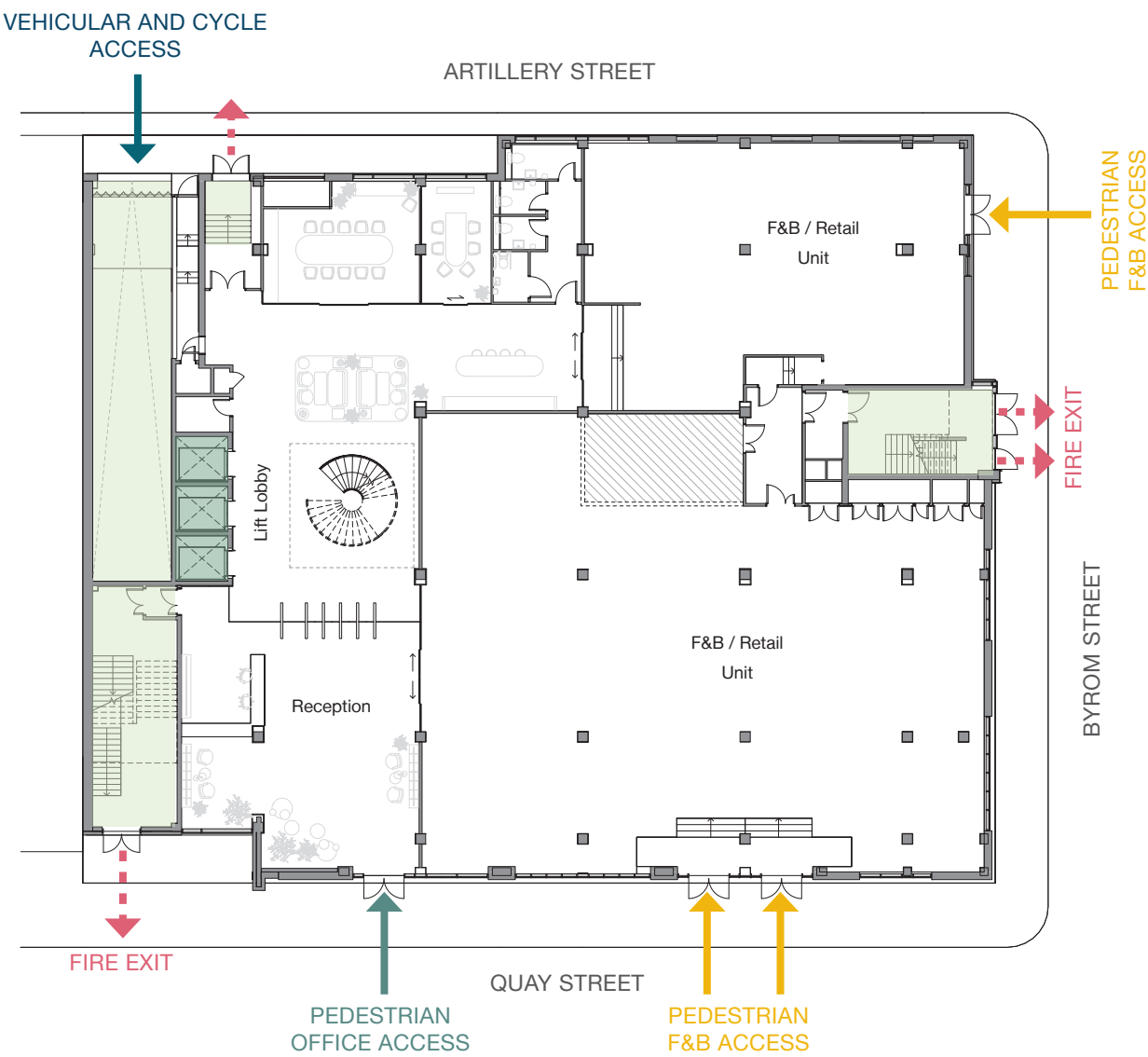
05 OPERATIONAL STRATEGIES

ACCESS

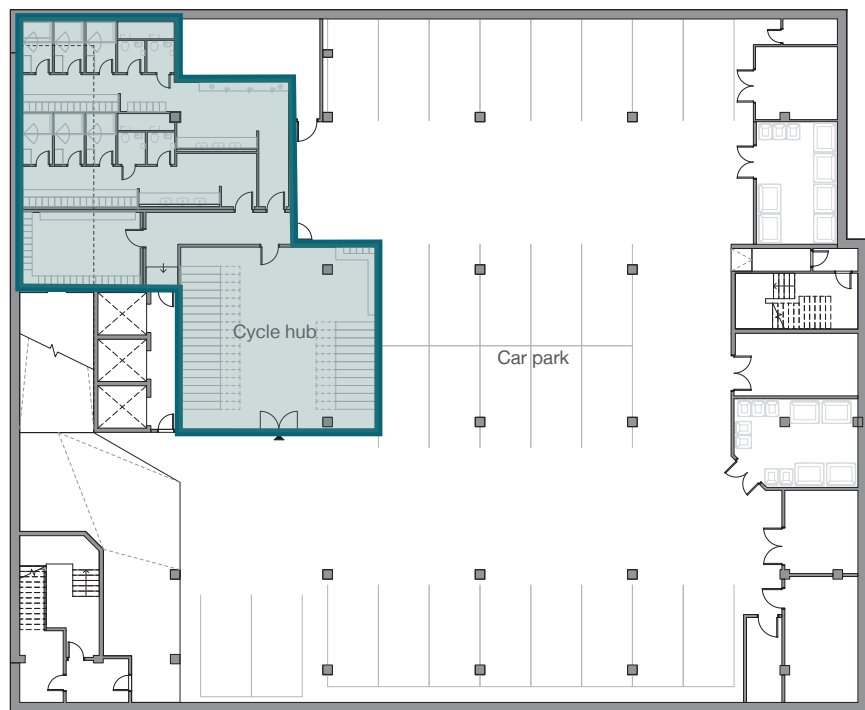
EXISTING BUILDING ACCESS



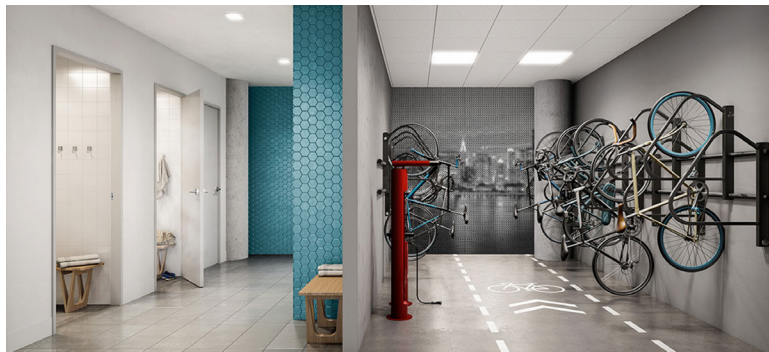
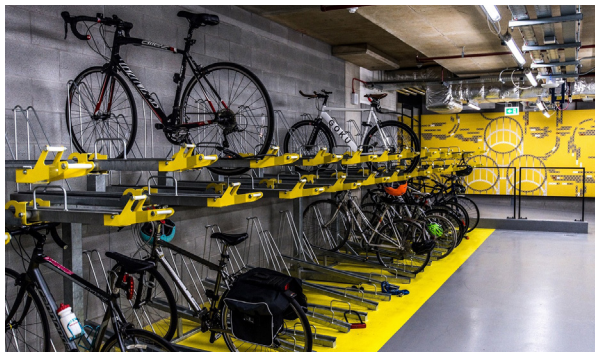
PROPOSED BUILDING ACCESS



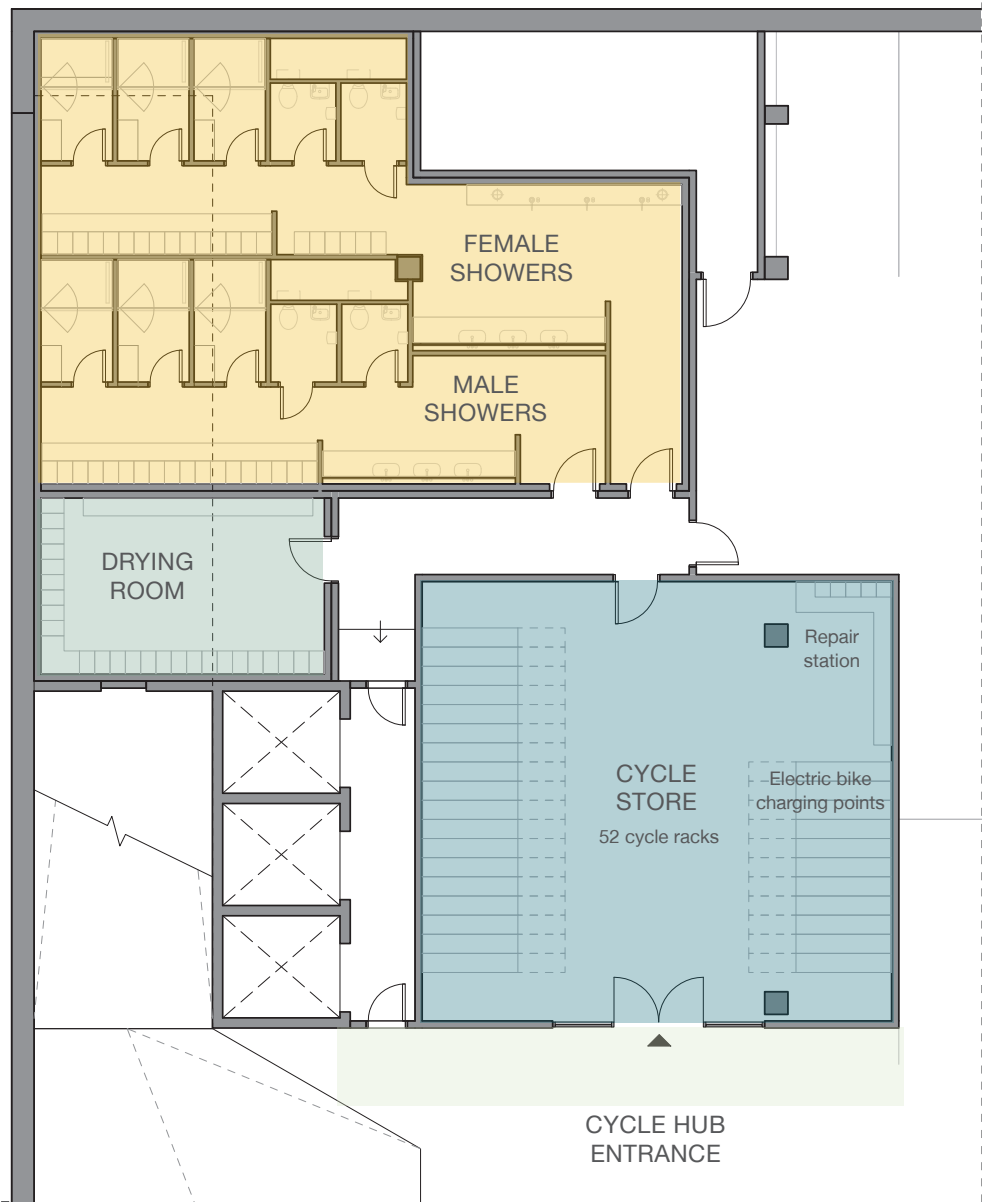
CYCLE PROVISION



BASEMENT PLAN



PRECEDENT IMAGES

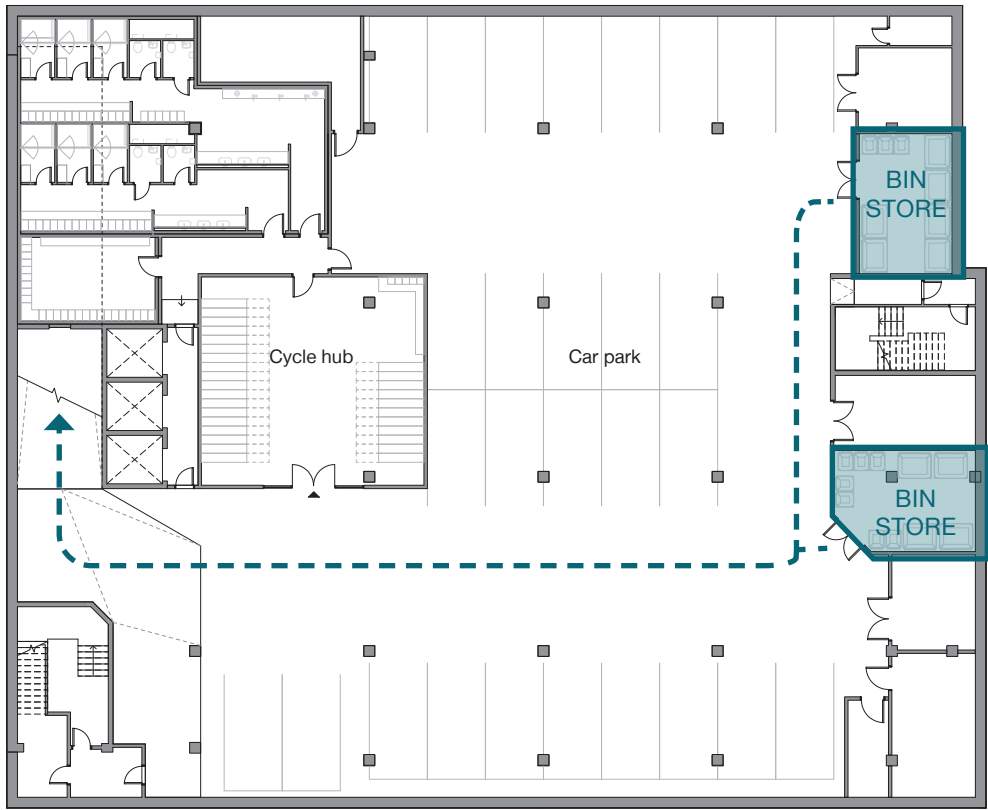


CYCLE HUB LAYOUT

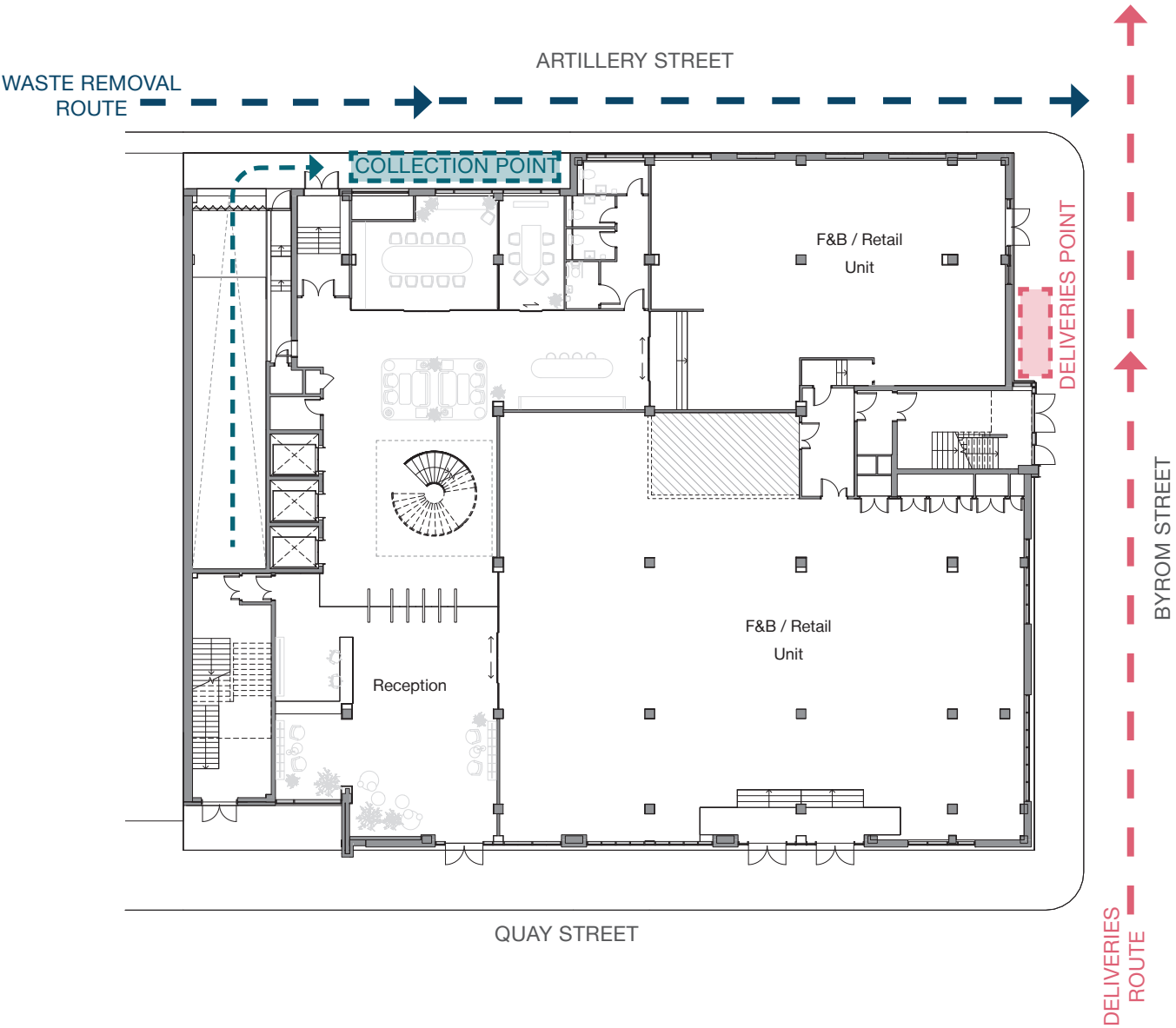
SERVICING

WASTE MANAGEMENT AND DELIVERIES

PROPOSED BASEMENT PLAN



PROPOSED GROUND FLOOR PLAN



OPERATING HOURS AS PROVIDED BY THE AGENT

F&B Units:

- Sunday to Wednesday - 7am to 12am
- Thursday to Saturday - 7am to 2am

Retail Units:

- Monday to Saturday - 7am to 8pm
- Sunday - 10am to 5pm

Nab Speakes
Nab.speakes@3dreid.com

26 Cross Street
Manchester
M2 7AQ

T +44 345 271 6266 | M +44 758 149 9301
www.3dreid.com

