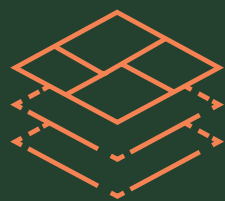# THE SPECIFICATION

SPECIFICATION

Originally refurbished in partnership with the Carbon Trust, 70 Wilson Street is delivered as a fully electric Low Carbon Workplace, sourcing 100% of its electricity from renewable sources. It incorporates intelligent building systems designed to maximise comfort, productivity and wellbeing while reducing energy costs. External terracing, a courtyard and living roofs add soul to this future-friendly building. We've even gone as far as making our own honey with 2 beehives taking residence on the roof!

AESTHETIC

Natural materials throughout reception including Clayworks plaster, Senso resin floor and oak floor & joinery

Exposed primary steels and painted metal deck to ceilings

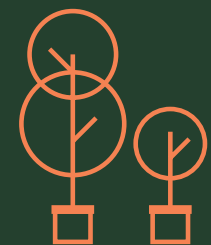Striking external copper clad facades with double glazed windows

ENVIRONMENTAL

Fully electric building

Green roof(s) and beehives

Terraces on 3rd, 4th, 5th and 6th floors

Ground floor courtyard
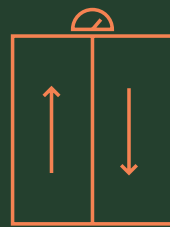
BREEAM **EXCELLENT**

BREEAM Excellent rating

EPC rating of B

End of trip faciltiies
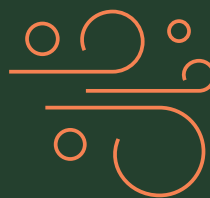
TECHNICAL

3x13 person passenger lifts

Floor to ceiling height: 2.70 - 3.00m

Occupational density: 1 person per 10m sq

Recycled raised access floor void: 160mm

Ventilation: 14 l/s @ 1 person per 10m

LED lighting

VRV ceiling mounted air conditioning with exposed ductwork

GET IN TOUCH.

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