

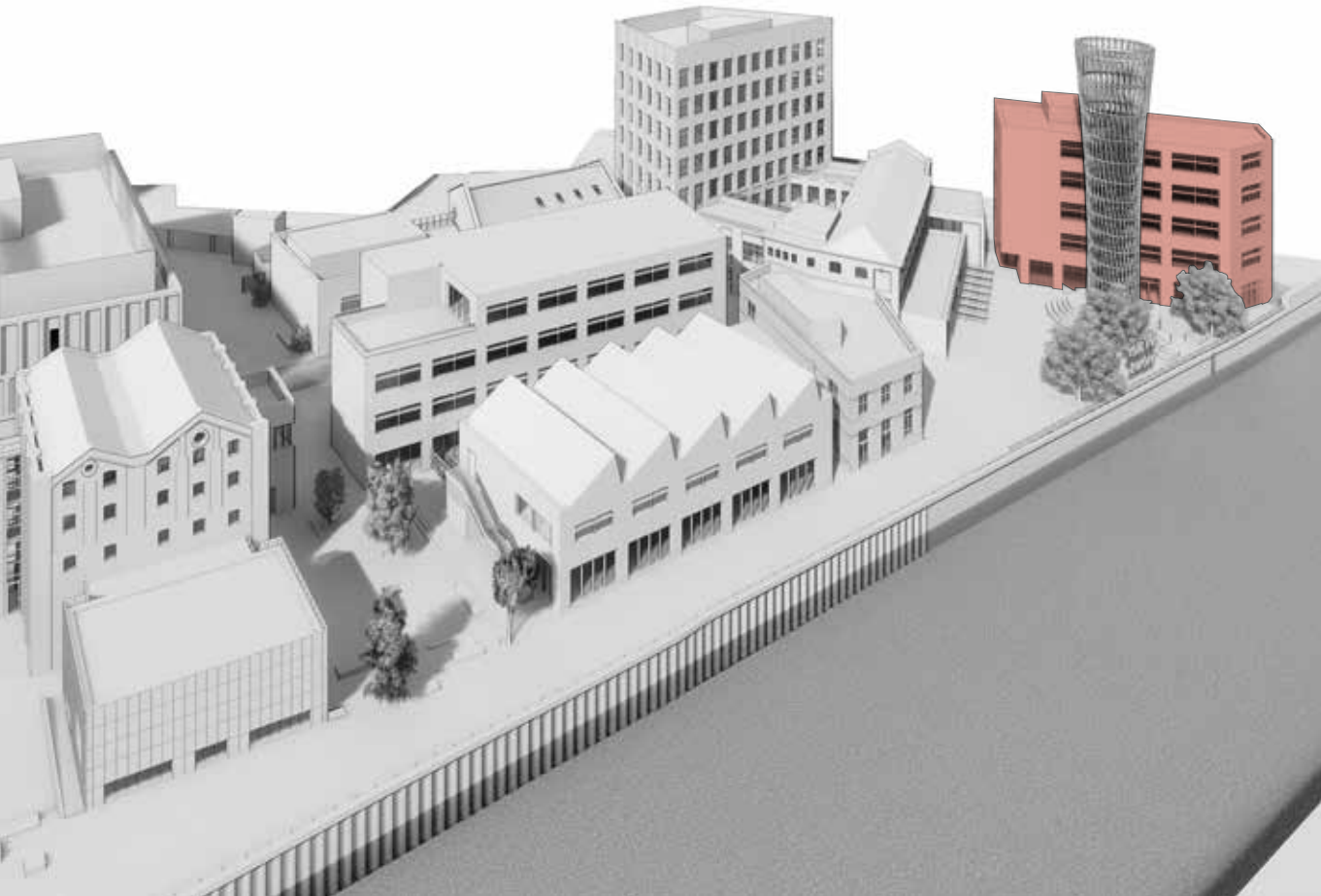
1 DANE'S YARD

FLOOR PLANS AND
TECHNICAL SPECIFICATION



**SUGAR HOUSE
ISLAND**

1 DANE'S YARD



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- ◀ Great location on a prominent canal-side plot.
- ◀ Slender floorplates offering excellent light and views.
- ◀ CLT building with exposed CLT soffit and surface-mounted services.
- ◀ Five storeys.
- ◀ Delivered to a CAT A fit out including air conditioning and raised access floors.

FLOORPLATE SIZE (NIA OFFICE ONLY)

Ground	1,550ft ² / 144m ²
Floor 1	3,380ft ² / 314m ²
Floors 2/3/4	3,417ft ² / 317m ²
Total	15,181ft² / 1,409m²

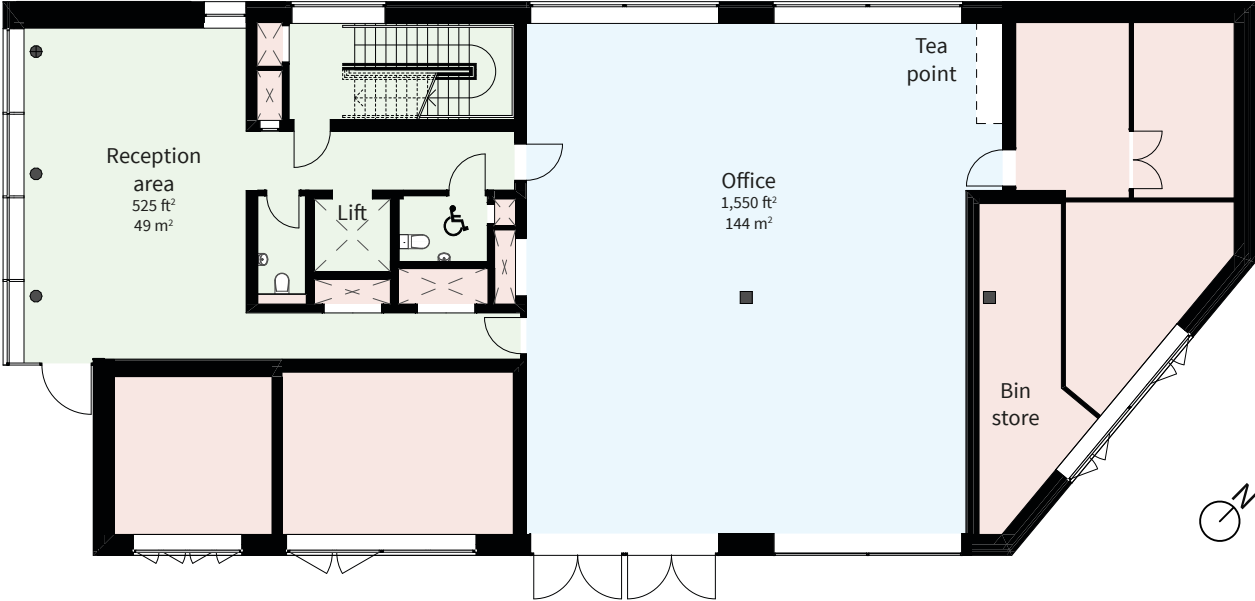
FLOOR-TO-CEILING HEIGHTS

Ground	3.6m
Floors 1/2/3/4	3.7m



1 DANE'S YARD

GROUND FLOOR



KEY

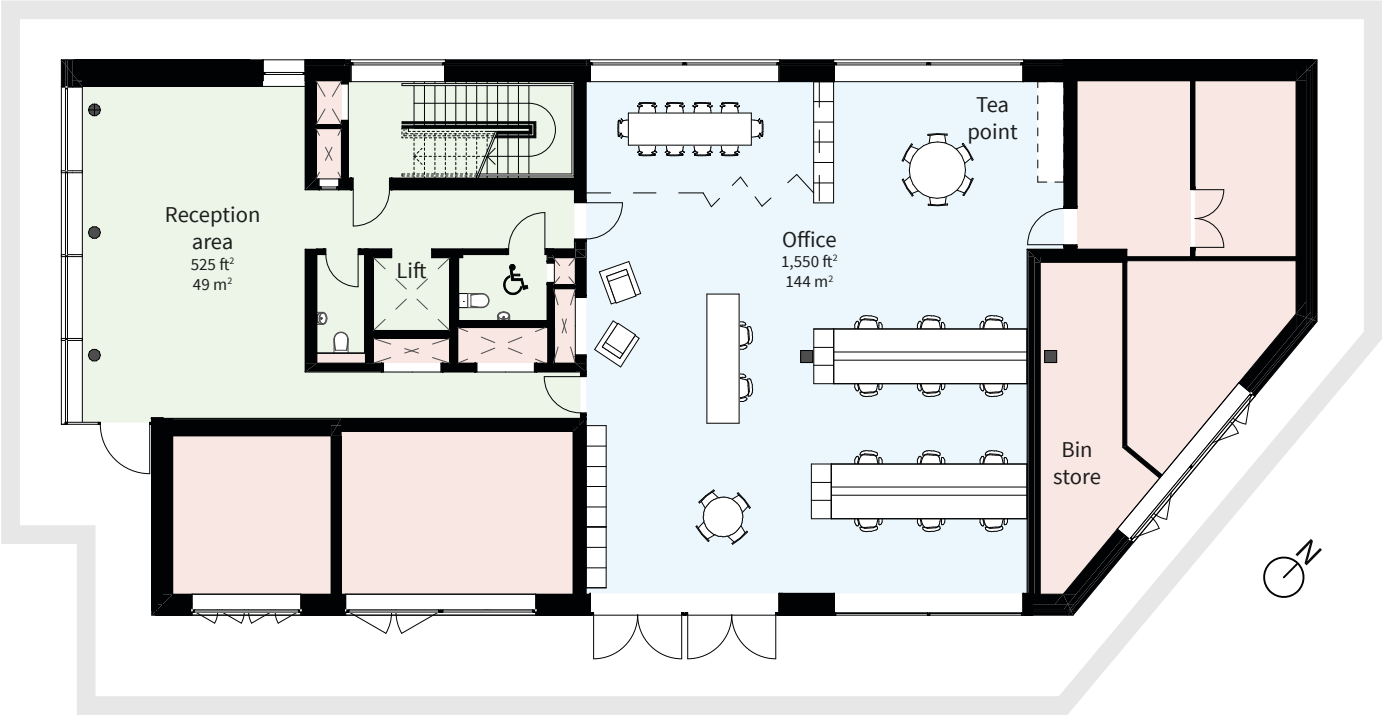
- Reception and core space
- Office space
- Plant space

Plan not to scale, for indicative purposes only



1 DANE'S YARD

GROUND FLOOR DESK LAYOUT



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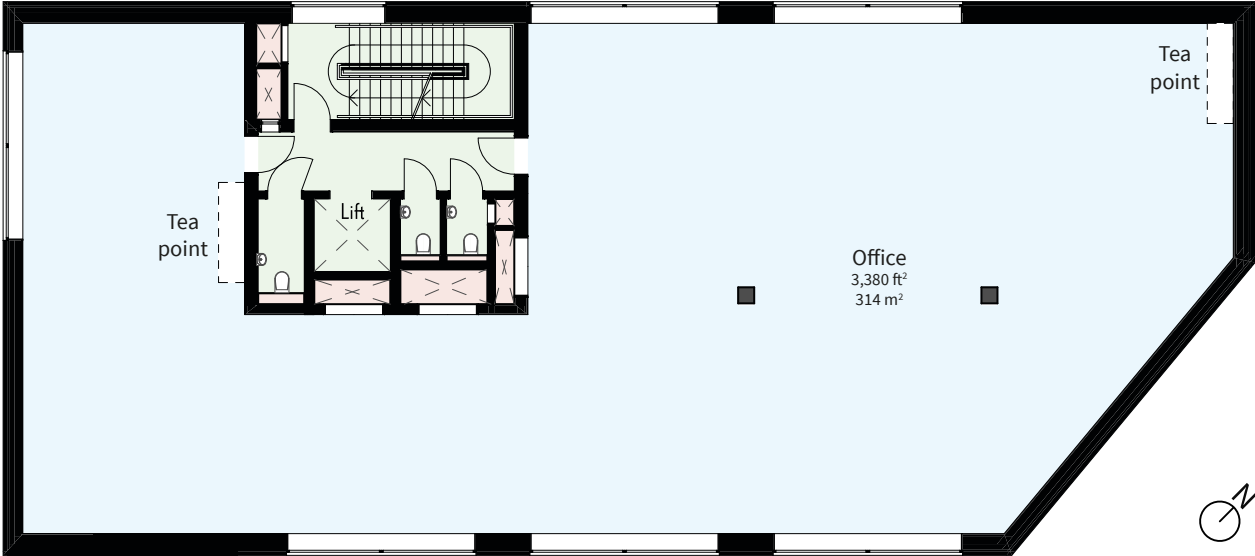
- Reception and core space
- Gym
- Plant space

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1 DANE'S YARD

FIRST FLOOR



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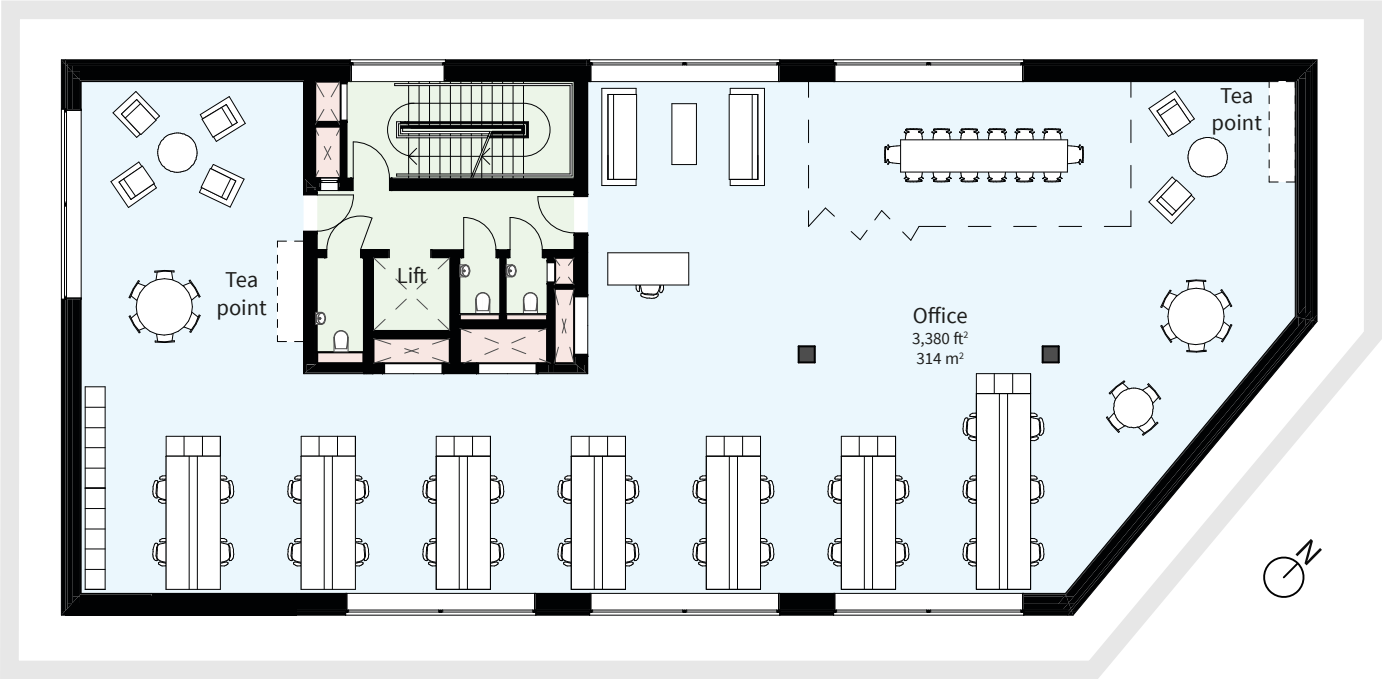
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FIRST FLOOR DESK LAYOUT



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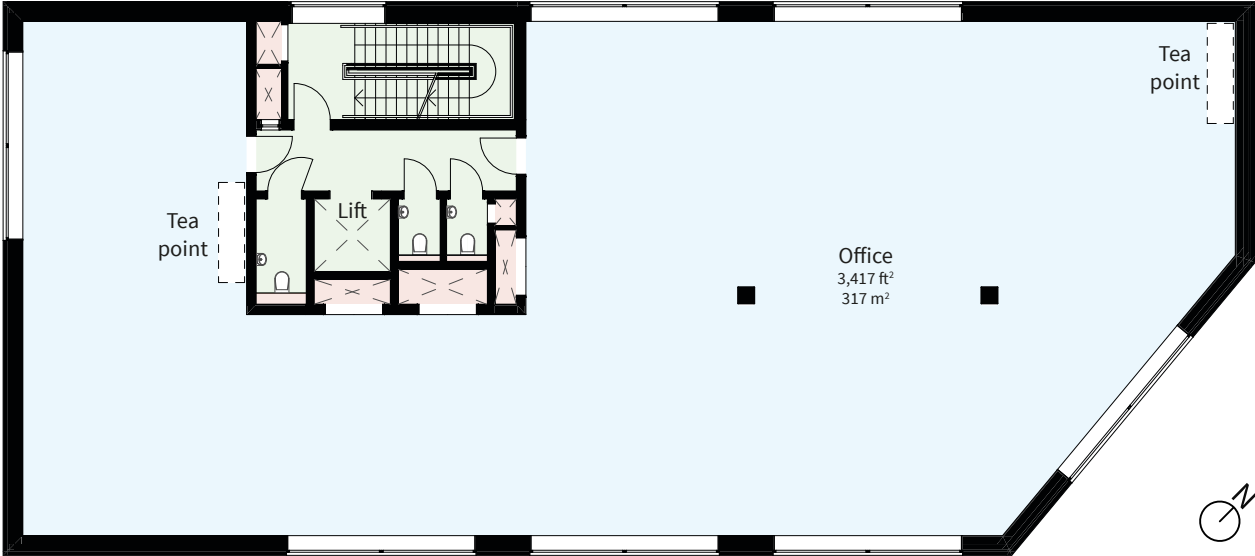
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1 DANE'S YARD

SECOND, THIRD & FOURTH FLOOR



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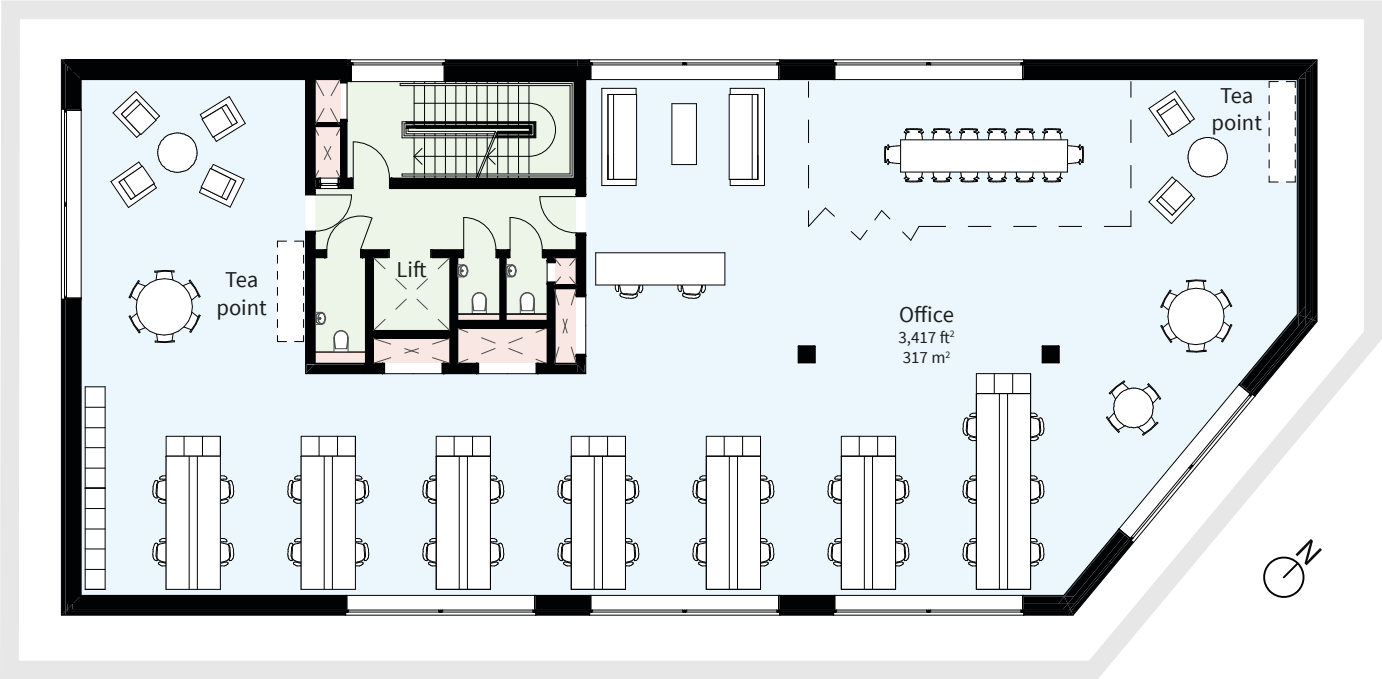
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1 DANE'S YARD

SECOND, THIRD & FOURTH FLOOR DESK LAYOUT



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- Reception and core space
- Office space
- Plant space

Plan not to scale, for indicative purposes only



1 DANE'S YARD

TECHNICAL SPECIFICATIONS

OCCUPANCY (NIA)

Office floor: 10m²/person
Passenger lifts: 10m²/person
Toilets: 10m²/person
Means of escape: 10m²/person

FLOOR-TO-CEILING HEIGHTS

Ground: 3.6m
Floors 1/2/3/4: 3.7m

FINISHES

FLOORS

In offices 150mm raised access floor with 15mm floor finish allowance. Ground floor: screed surface with a 15mm finish allowance.

WALLS

Plasterboard lined with a plaster finish and painted white.

CEILINGS

Exposed timber soffit to the floors, plasterboard to cores.

FACILITIES

Contemporary unisex superloo WCs on each floor. Wheelchair-accessible WC at ground floor, disabled provision every floor above.

A 10-person lift serves all floors. Showers are provided in a central facility in 1 Cooperage Yard.

Two dedicated disabled parking spaces serve Dane's Yard offices, adjacent to 1 Cooperage Yard.

There are bicycle stands in the landscaping.

Floor plates have been designed for single usage and the building can be let to a single tenant or floor-by-floor.

SAFETY

Smoke control in the form of automatically-opening vents and a mechanical smoke shaft has been allowed for to both the head of the stair and within a shaft in the core which serves the corridor to each floor.

The envelope and roof do not contain PIR/foam, insulation is provided by mineral wool.

SERVICES

The building services have been developed on the basis of 24-hour operation, 7 days a week.

The building is connected to an energy efficient district heating network.

Energy will eventually be provided off site from the Olympic Park, and initially from an on-site energy centre.

Hot water is provided by a point-of-use local electric heater.

Boosted cold water is provided to the core areas and designated tea points, at least one per floor.

A full air conditioning system will be provided to each floor with thermostat control and two zone controls.

The raised floor has an adaptable Electrak system which allows for two power outlets per desk and core cleaning / maintenance outlets.

Data connectivity is provided by Hyperoptic via optical fibre.

Lighting is with low-energy light fittings on a zoned PIR system in offices; lobby and reception lighting are energy efficient single fittings.

Mains power is supplied from a substation with secondary backup.

CONTACTS

If you'd like to find out more about the project or come and visit, please get in touch.

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