

# SPECIFICATION



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Designed to EPC B and BREEAM “very good” standards

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Designed to 1:8 sq m occupational density

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New VRF 3 pipe heat recovery air conditioning

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132 car parking spaces – 1:300 sq. ft (33 on lower ground)

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2 x roof terraces

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Pixelated feature lighting wall

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2 x Kone passenger lifts to all floors, including car park

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Male & female showers on all floors

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36 cycle racks & lockers

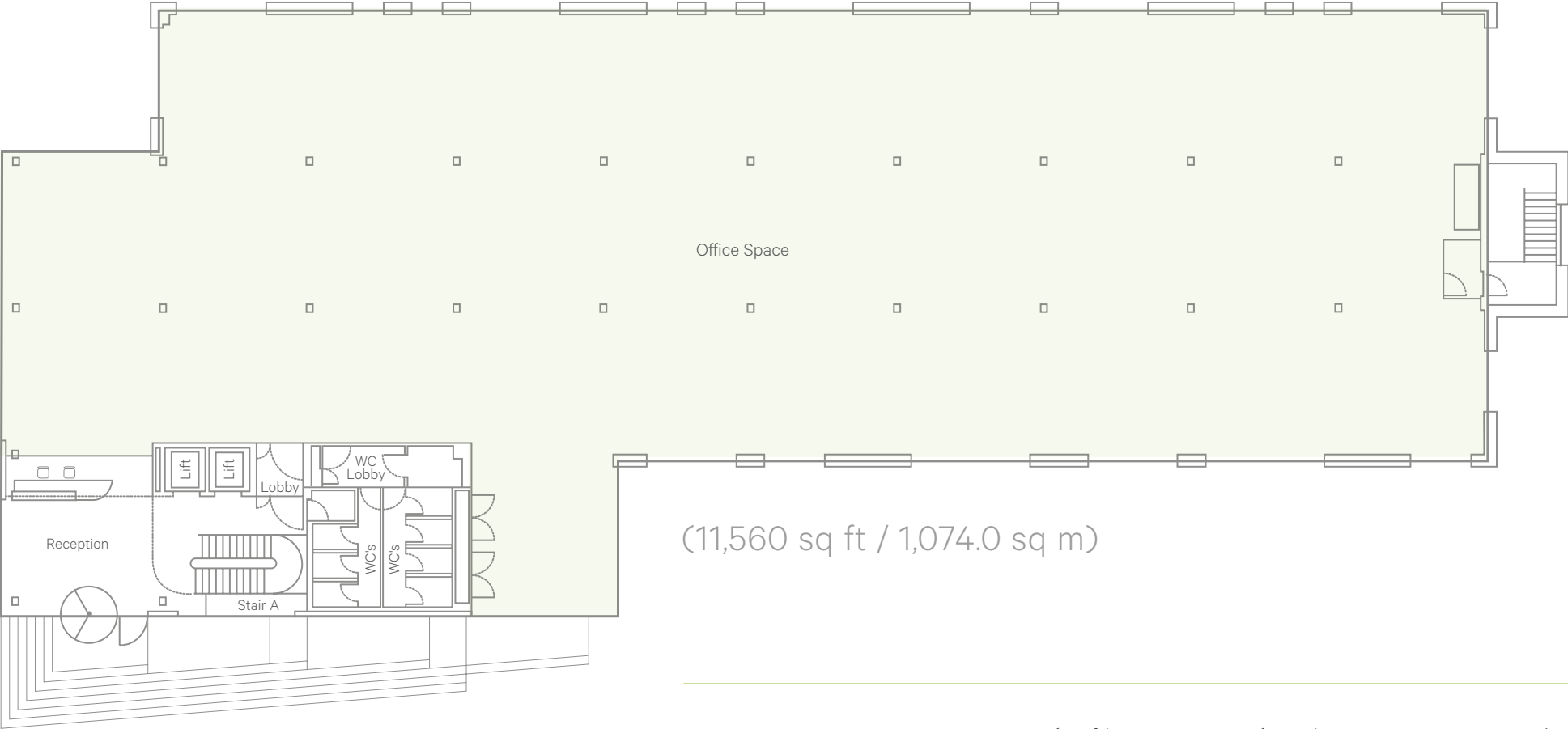
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Situated in the secure Leatherhead Office Park

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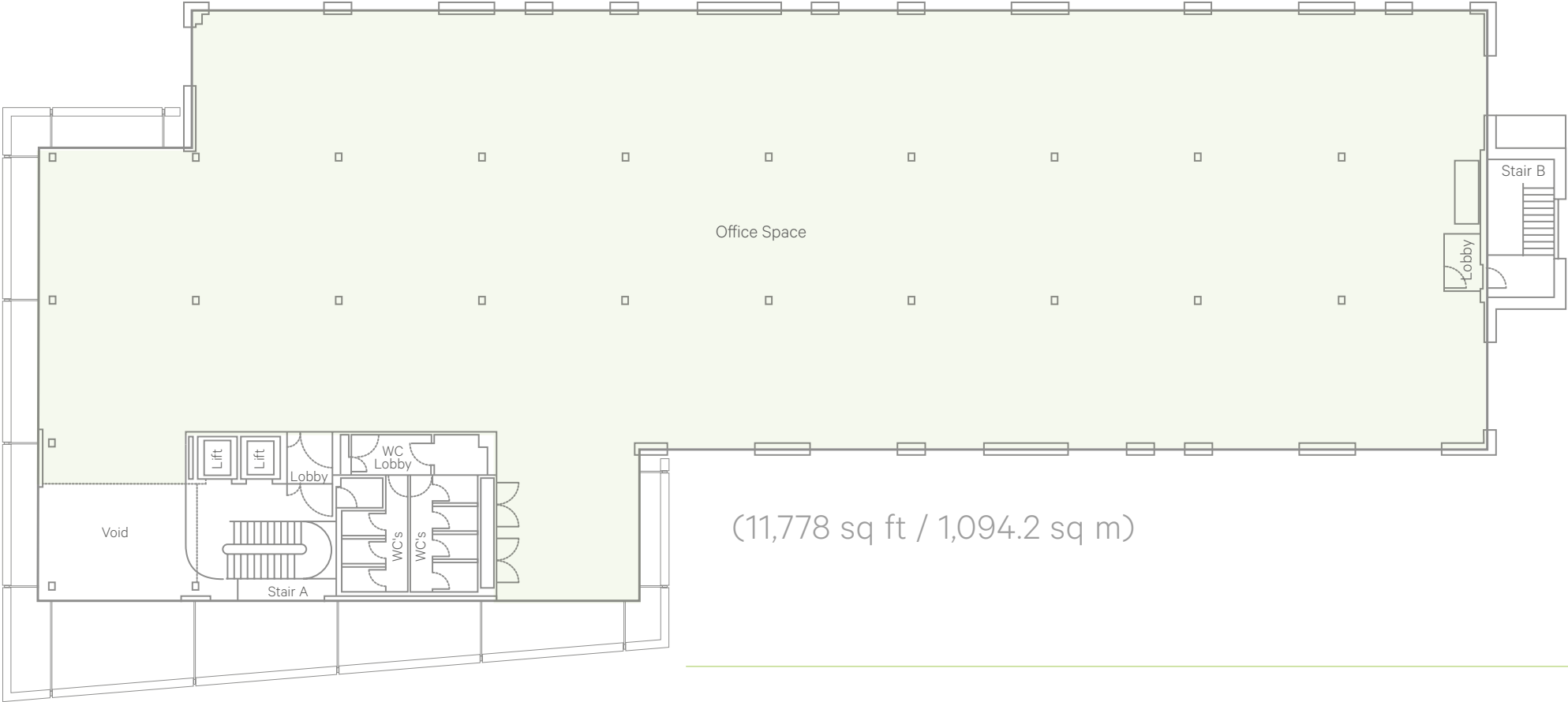
# GROUND FLOOR PLAN



FLOOR	AREA (sq ft) IPMS 3	AREA (sq m) IPMS 3	Occupancy Per Floor* (No. of people)
Ground Floor	11,560	1,074.0	135

\*Based on an occupational density of 1:8 sq m

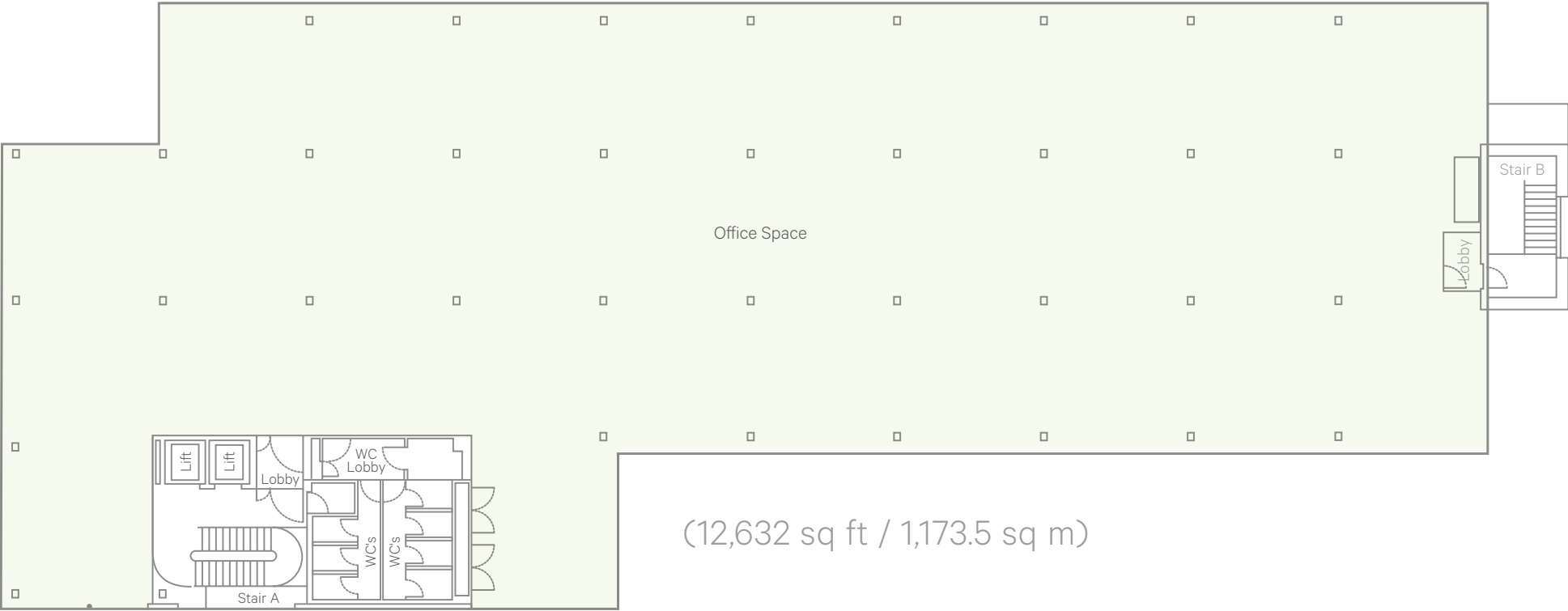
# FIRST FLOOR PLAN



FLOOR	AREA (sq ft) IPMS 3	AREA (sq m) IPMS 3	Occupancy Per Floor* (No. of people)
First Floor	11,778	1,094.2	137

\*Based on an occupational density of 1:8 sq m

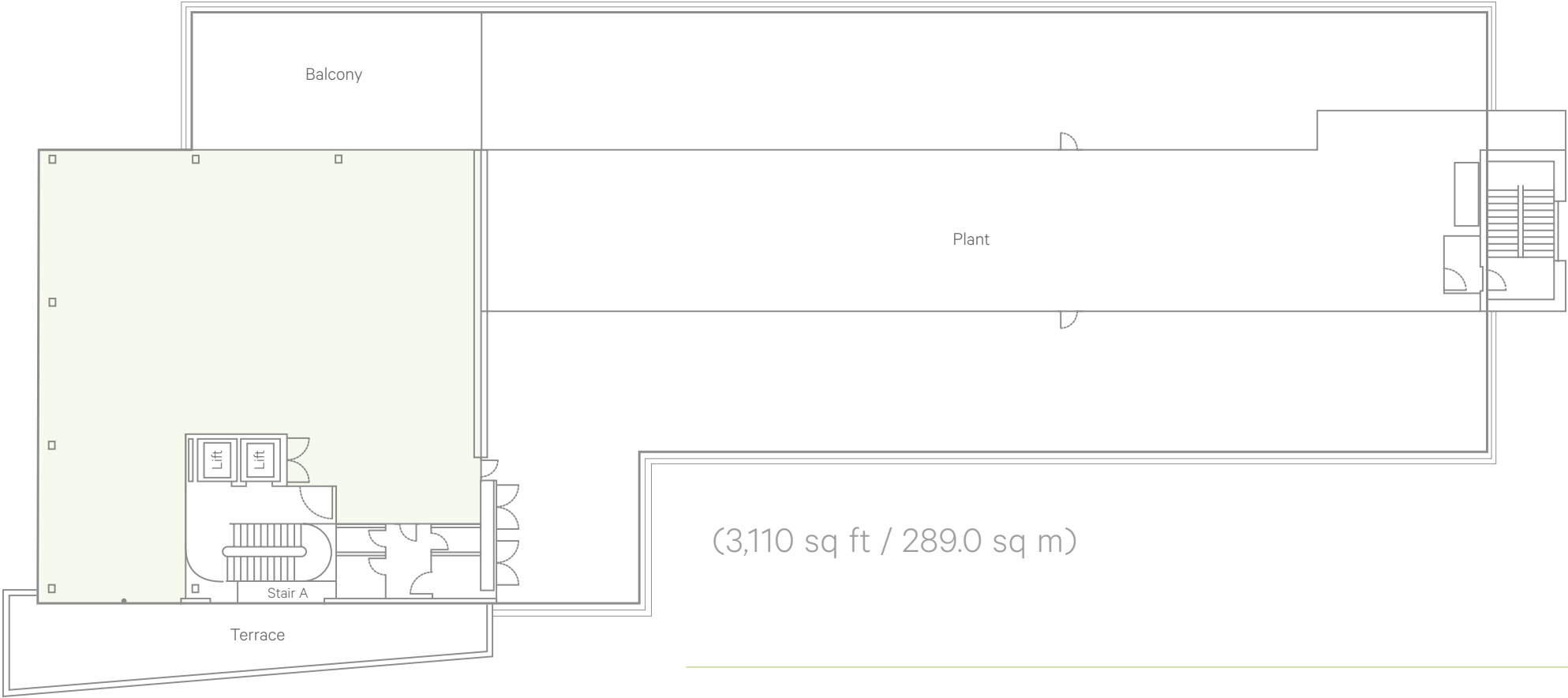
# SECOND FLOOR PLAN



FLOOR	AREA (sq ft) IPMS 3	AREA (sq m) IPMS 3	Occupancy Per Floor* (No. of people)
Second Floor	12,632	1,173.5	147

\*Based on an occupational density of 1:8 sq m

# THIRD FLOOR PLAN



FLOOR	AREA (sq ft) IPMS 3	AREA (sq m) IPMS 3	Occupancy Per Floor* (No. of people)
Third Floor	3,110	289.0	36

\*Based on an occupational density of 1:8 sq m

# PARKING

ONE  
SPRINGFIELD  
DRIVE

