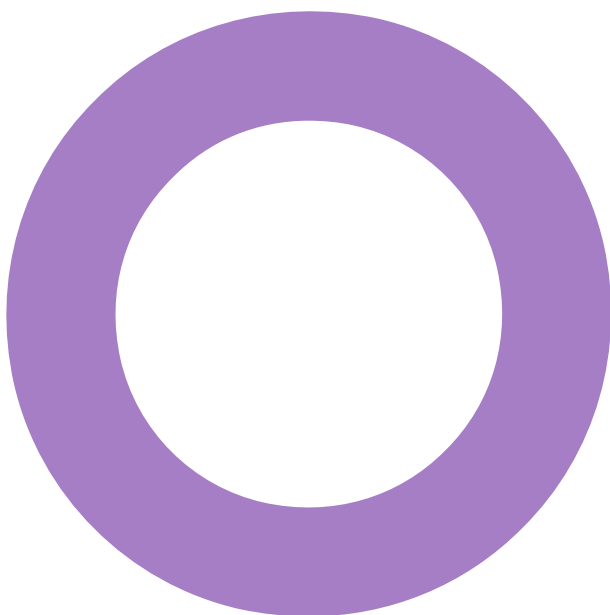


FC200 Level 5 'Capsule'. London. Legal & General.

PROPERTY SERVICES

LEVEL 5 'CAPSULE' TECHNICAL SPECIFICATION

REVISION 02 - 25 MARCH 2020



Audit sheet.

Rev.	Date	Description	Prepared	Reviewed	Authorised
01	24/03/2020	First issue	OR	LT	SM
02	25/03/2020	Second Issue	OR	LT	SM

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1. Introduction

The purpose of this document is to provide potential Tenant's with an overview of the MEP services that have been provided to the demise. This guide has specific information that pertains the Level 5 'Capsule' demise at First Central 200 (FC200).

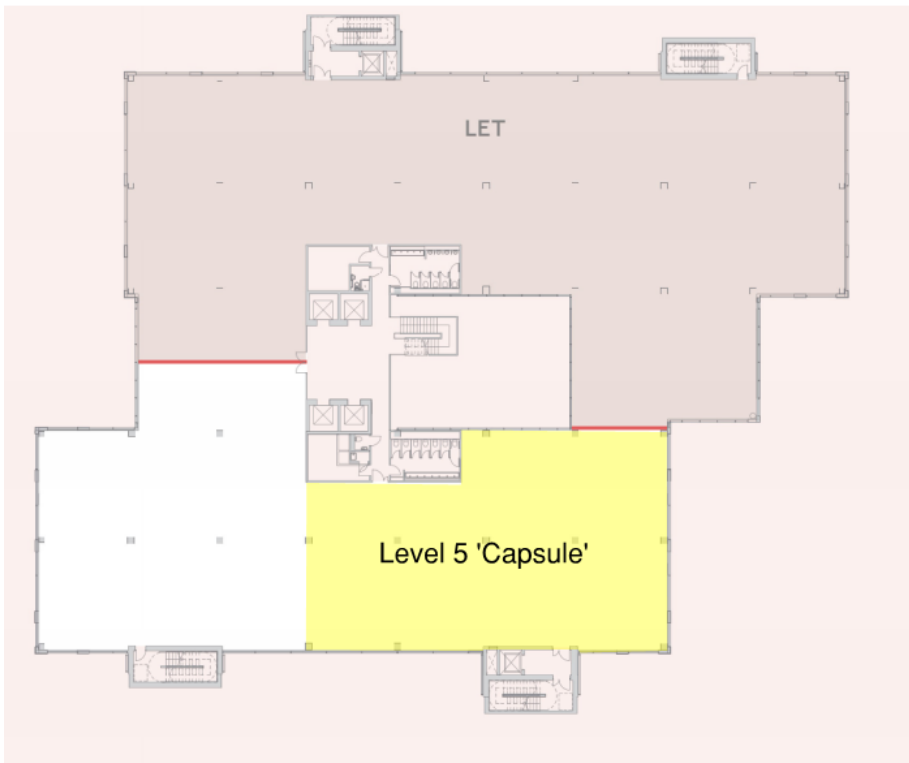
First Central 200 is an office building (arranged over ground and six upper floors, totalling 162,000 sq. ft located in a Business Park in Park Royal, London.



First Central 200

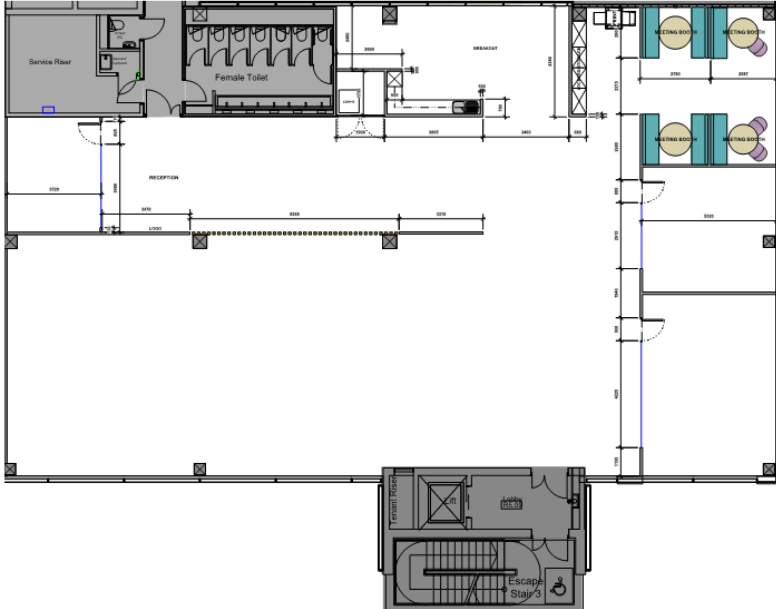
1.1 Level 5 'Capsule'

The 'Capsule' area of the 5th floor has been specified to provide plug and play office space for potential tenants. The area of the 5th floor demise is indicated below:



FC 200 Level 5 Level 5 'Capsule' Demise

The 'Capsule' demise is provided with LG7 compliant lighting and 4 pipe fan coil unit air conditioning, the demise layout is shown below:



FC 200 Level 5 'Capsule' Demise

2. Electrical services

2.1 Small Power

Power to the demise is provided from the rising busbars with separate lighting and power distribution boards serving the office areas. The intrinsic tenant design capacity equates to circa 53W/m² for on-floor small power and lighting.

Small power allowance is indicated below based on good practise BCO office accommodation guidelines.

Area	Supplied From	Small Power Allowance W/m ²	Phase
L5 'Capsule'	DB/TR1/5-2	23	TP&N

2.1.1 Metering

The distribution board serving the capsule demise is individually metered. The meter is connected to the building BMS system for billing and monitoring purposes.

2.2 BMS

The heating and cooling services are controlled by a Trend head end location within the engineer's office.

2.3 Access Control

An access control system using proximity card readers provides secure access to the demise via doors from the lift lobby.

Access to a secondary escape staircase is provided at the south of the demise.

2.4 Lighting

Lighting is provided by LG7 600x600 modular recessed florescent lighting. Emergency lighting is provided by luminaires with integrated inverters and standalone 3hr battery packs.

The lighting is controlled via a Simmtronic lighting control system which provides presence detection control of the luminaires. Additional controls such as scene setting switches may be added to the system.

2.5 Data Services

Data services may be provided to the floor via the incoming telecoms ducts into the building and routed to the floor via the building internal risers,

3. Mechanical & Public Health Services

The mechanical and public health building services provided are summarised below,

- Low Temperature Hot Water (LTHW) connection from the Landlord's system for the 4-Pipe Fan Coil Units with an allocated kW allowance
- Chilled Water (CHW) connection from the Landlord's chilled water system for the 4-Pipe Fan Coil Units with an allocated kW allowance
- 4-Pipe fan Coil Units providing space heating and cooling to the demise.
- Ducted tempered fresh air ventilation to the rear of the fan coil units
- Drainage & cold water supply to the tea point area

3.1 Heating & Cooling

The LTHW Heating System generates low temperature hot water at temperatures of 80C Flow & 60C return for the buildings air handling plant and office terminal fan coil units.

The chilled water plant is located on the roof consisting of air cooled chillers supplying chilled water to the buildings air handling units and office terminal fan coil units.

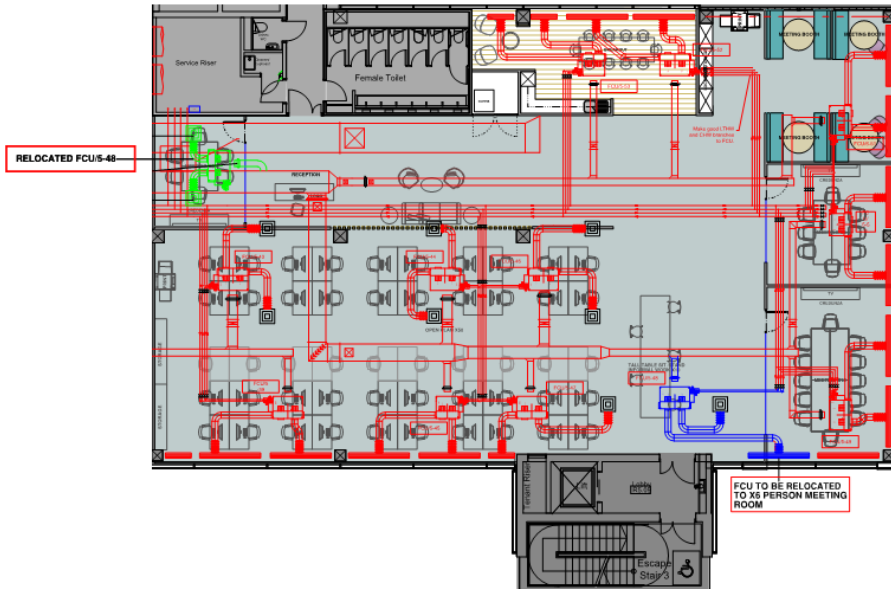
Heating and cooling pipework is provided from the Landlord's system located at roof level via the on floor mechanical riser to provide heating and cooling to each fan coil unit.

The total heating and cooling allowance for the L5 'Capsule' is:

Cooling (kW)	Heating (kW)
42	20

3.2 4 Pipe Fan Coil Units

The office floor plate is provided with four-pipe fan-coil units incorporating low temperature hot water heating and chilled water cooling coils. The fan coil units are of the concealed type and are complete with EC/DC fans, valve sets, drip trays and condensate drainage.



Level 5 'Capsule' Fan Coil Unit Layout

Note: Fan coil unit highlighted in blue has been relocated to the 6No meeting room (highlighted in green)

The allowances to each fan coil unit are as follows:

Heating

Fan Coil Unit	Design Flow Rate (l/s)	Allowance (kW)
5-39	0.020	1.68
5-43	0.020	1.68
5-44	0.020	1.68
5-45	0.020	1.68
5-46	0.020	1.68
5-47	0.020	1.68
5-48	0.020	1.68
5-49	0.020	1.68
5-50	0.020	1.68
5-51	0.020	1.68
5-52	0.020	1.68
5-53	0.020	1.68
Total		20

Cooling

Fan Coil Unit	Design Flow Rate (l/s)	Allowance (kW)
5-39	0.092	2.32
5-43	0.162	4.08
5-44	0.162	4.08
5-45	0.162	4.08
5-46	0.162	4.08
5-47	0.156	3.93
5-48	0.092	2.32
5-49	0.156	3.93
5-50	0.156	3.93
5-51	0.121	3.05
5-52	0.121	3.05
5-53	0.123	3.10
Total		42

3.3 General Ventilation

Tempered fresh air is ducted at high level within the demise to provide ventilation to the rear of the fan coil units. The fresh air flow rate will provide:

12 litres/second per person based on 1 person per 8m² (80% diversity applied on occupancy levels applied).

Total ventilation flow rate to the demise 528l/s.

3.4 Cold Water & Foul Waste

Cold water feed and foul drainage connections provided to the tea point area.



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