

THE FEATURES

The development consists of the complete refurbishment of Blake House including reception and common areas together with ground floor break out area and offices arranged over ground and two upper floors.

The works include the reconfiguration of the reception entrance, installation of a new business lounge area, new WC's throughout and office floors that provide open plan accommodation with flexibility for subdivision.

All finishes have been renewed to provide a modern, contemporary look and feel incorporating feature tiling, wall finishes and lighting.

Hardwood doors, frames and architraves are provided to all principle areas with painted skirtings; all existing structures have been fully refurbished to ensure a consistent finish with the new interventions.

WC's are self contained with ceramic tiling to the walls and floors and new plasterboard ceilings with recessed lighting. Cubicles are high quality, flush face and full height with self-closing doors. White, floor mounted toilets and wash hand basins are installed in each cubicle.

RECEPTION & COMMON AREAS

- Triple height feature atrium entrance
- Suspended architectural feature lighting and high efficiency LED lighting
- Break-out communal business lounge and informal meeting area
- New and reconfigured male, female and accessible WCs

OFFICE ACCOMMODATION

- 600mm x 600mm mineral fibre tiles within a suspended ceiling grid with feature plasterboard margin
- High efficiency LED lighting with PIR sensors and daylight dimming
- High efficiency VRV air conditioning with ceiling mounted swirl diffusers and external condensers
- Uniform open plan layout, with ability to split by floors or wings
- Refurbished metal raised access floor with 150mm clear void

GENERAL

- New Building Management System (BMS)
- New fully addressable fire alarm system
- New security CCTV and access control system
- New mechanical and electrical installation including switchgear, ventilation and heating & cooling plant
- New car park entrance barriers
- New cycle storage
- New lift finishes
- Fully redecorated throughout

SUSTAINABILITY & WELLBEING

- 225nr Photovoltaic panels which generate 70,000 kWh a year, equivalent of powering 20 homes for a whole year with clean electricity
- Eight electric vehicle car parking points, including futureproofing EV charging provision
- New shower/changing hub on the ground floor, including accessible shower
- End of trip facilities including cycle storage, drying room and locker provision
- EPC B

