1.0 OVERVIEW

The Minster Building has undergone a comprehensive refurbishment, with all existing plant and machinery replaced or substantially overhauled. A prominent new entrance on the corner of Mincing Lane and Great Tower Street provides an enhanced arrival experience.

Wifi-enabled in-house café

Entering through 3.7m high entrance doors, visitors and occupiers are greeted by a double-height entrance hall hosting a fully Wi-Fi-enabled in-house lounge operated by Crussh, providing a space for occupiers to eat, meet, greet and relax.

Measuring 7.0m high and up to 8.0m wide, a 30m boulevard leads to an imposing eight storey atrium in the new heart of the building. From here our friendly and experienced staff coupled with state of the art check-in technology enables guests to quickly and efficiently reach their destination via a choice of two lift cores (north and south).

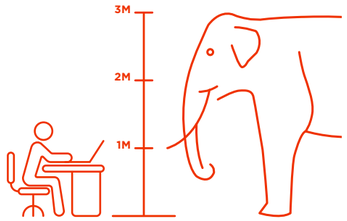
The northern entrance directly from the Minster Court piazza at first floor level provides access into the building via the north core.

OCCUPATIONAL LEVELS

The floor plates have been built to accommodate 1 person per 10 sq m, with the ability for a tenant to enhance this to achieve 1 person per 8 sq m if required:

General Office	1 person per 8 sq m
Means of Escape	1 person per 6 sq m
Ventilation	1 person per 8 sq m on the basis of 1.2l/s/sq m
WC provision (typical floor)	1 person per 10 sq m assuming a 60/60 split and 120% occupancy in accordance with BS 6465 part 1 1994.
Lifts	1 person per 10 sq m

Ventilation - 1.2 litres per sq m based upon occupational density of 1 person per 8 sq m



FLOOR TO CEILING HEIGHTS

The finished floor to ceiling heights, from the top of the raised floor tile to the underside of the suspended ceiling are:

7th	2700mm
2nd to 6th	2750mm
1st	3300mm
Upper Ground	3000mm
Ground	3300mm

RAISED FLOORS

A fully accessible raised floor system is provided across all office areas, comprising 600 x 600mm metal floor tiles mounted on pedestals fixed to the floor slab. Typical floor zones (to top of floor tile) are 200mm, enhanced to 300mm on the Ground to 2nd floors.

SUSPENDED CEILING

Office areas comprise 750mm square SAS 130 micro-perforated metal ceiling tiles set on a concealed grid with acoustic fleece backing, with integrated air conditioning and lighting system.

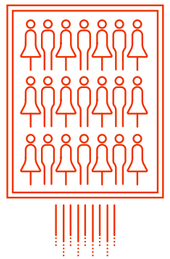
LIFTS

Eight new 21-person (1600kg) passenger lifts serve all floors, utilising hall call destination control and Motor Room-Less lift (MRL) technology.

The vertical transportation has been configured to accept a population density of 1 person per 10 sq m, with a vertical speed of 1.6m per second, and an average peak waiting time of under 25 seconds.

A 26-person (2000kg) goods lift adjacent to the north core provides direct access to a dedicated loading bay at Lower Ground floor, with vehicular access provided via ramp off Mark Lane. Two additional 8-person (630kg) firefighting lifts are provided, one in each of the main cores, which in the instance of split tenancies can be used to supplement servicing and deliveries.

Eight new 21-person passenger lifts serving all floors



AIR CONDITIONING

The offices are heated and cooled by a centralised air conditioning system comprising basement chiller and roof boiler plant, together with four cooling towers at roof level.

Heating and cooling is distributed by new ceiling void mounted four pipe fan coil units and on-floor Air Handling Units (AHUs), with new heating and cooling pipework, and fresh air supply and extract ventilation ductwork.

The system provides 1.2 litres per sq m per person based upon an occupational density of 1 person per 8 sq m. The office areas have been designed to Average Operative Conditions of 24°C +/-1.5°C (22°C +/-2°C for perimeter zones) in summer, and 22°C +/-2°C (21°C +/-2°C for perimeter zones) in winter. The main entrance is designed to 24°C +/-2°C in summer and 20°C +/-2°C in winter.

WCs and changing rooms are subject to a minimum of ten air changes per hour, and the equivalent of 30 litres per second per shower cubicle.

2.0 CONSTRUCTION

STRUCTURE

The building is founded on a 1000mm thick raft foundation slab at Basement level. The raft slab also includes a single bored pile located under each major column. The raft slab acts as a prop to the foot of the perimeter diaphragm retaining wall.

Above ground the building is steel framed, comprising 130mm lightweight concrete metal deck slabs on composite beams supported by steel columns, designed for imposed loads of 4kN/m² plus 1kN/m² for demountable lightweight partitions. The general floors have adopted typical bays of 7.5m x 7.5m, with 15.0m x 9.5m and 9.5m x 4.5m in places.

PLANNING MODULE

The building is largely built on a 1.5m planning grid and designed to accommodate open plan office space and cellular offices. Ceilings, floors and perimeter services have been co-ordinated for the ease of installation of partitions.

3.0 EXTERNAL FINISHES

ENTRANCE

A new entrance onto Mincing Lane and Great Tower Street comprises new (approx. 7.5m high) glazing framed internally with RAL coloured aluminium.

ROOFS AND TERRACE AREAS

The property features roof terraces on all floors from the 5th floor upwards. These provide high quality occupier amenity space, accessed via glass doors within the curtain walling system.

4.0 INTERNAL AREAS

RECEPTION AREA

The Ground floor reception area is situated at the base of the impressive fully refurbished atrium, extending the full height of the building (approx. 70m high x 18m atrium). Floor to ceiling glazing is punctuated by RAL coloured dark grey powder-coated aluminium fins, which in addition provide the necessary acoustic insulation.

Atrium of 70m x 18m

The floor comprises mainly of terrazzo with bronze inlays, bordered by engineered oak planks. Polished plaster walls and plasterboard ceilings conceal recessed down-lights and feature pendant lighting highlighting the counter and perimeter seating areas.

Conduits and capped services are installed adjacent to each of the main lift lobbies at Ground floor level, and at the north entrance adjacent to the north core, to accommodate security turnstiles.

A striking bespoke curved reception desk measuring approx. 20m provides scope for additional concierge services, as well as a dedicated check-in facility for an anchor tenant.

A dedicated DDA compliant WC has been provided.

TOILET PROVISION

Male, female and disabled WCs are provided in both the north and south cores on every office floor. They are designed as a split 60/40 male and female split in accordance with Building Regulations Part M (BS 8300 & BS 6465), in each case providing and where possible exceeding an occupational density of 1 person per 10 sq m.

Additional capped services are provided at the north and south cores of each floor allowing tenants to add additional WCs as part of their fit out to achieve a higher occupational density if required.

Full height cubicles are finished with veneered doors with brushed stainless steel ironmongery and stone vanity units, porcelain/stone floor tiles, and feature glass panels integrated with vanity mirror wall units and rear walls to cubicles.

CYCLING FACILITIES

Secure bicycle racks are provided with spaces for 250 cycles at basement level, together with bespoke lockers for folding bikes. A workshop area provides the opportunity to carry out repairs, with a vending machine providing spares.

Additional facilities include dedicated changing rooms with dual "Z-lockers" and benching, incorporating male and female WCs, 12 male and 12 female showers in full height cubicles, and approx. 250 lockers. A separate fully accessible shower and WC is also provided in compliance with Building Regulations Part M.

250 Cycle racks, lockers and 25 showers

LIGHTING

The lighting system is designed to enable tenants to comply with the requirements of LG7 as follows:

Working plane within office areas:
300 to 500 lux (target 400 lux average)
(assuming a Working Plane of 750mm AFFL and a Lamp colour/temperature 4000K)

Reception:	300 lux
Lift Lobbies:	200 lux
Stairs:	150 lux on treads
Toilets:	200 lux
Corridors:	100 lux
Plant Rooms:	200 lux

Controls and power infrastructure provided for supplementary lighting to be added by a tenant if required.