



COLEMAN

LONDON EC2



SPECIFICATION

OFFICE FLOORS

Floor to ceiling

3,250mm (to exposed slab)

Floor to ceiling

2,700mm (to underside of raft)

Raised floor void

150 – 190mm

Occupancy level

1 person/10 sq m

Loadings

4.0 kN/sq m

(+1.0 kN/sq m for partitions)

M & E

8 person lifts

3

Lift speed

1.6 m/sec

Acoustic levels

NR 38

Landlord’s standby

Power to all safety systems

Heating & Cooling

4 pipe fan coil air conditioning

COMMUNAL FACILITIES

Showers

5 female, 4 male, 1 accessible

Lockers

96 (48 male + 48 female)

Drying room

1

Cycle racks

112

Foldable cycle lockers

12

Cycle repair station

1

Multi studio fitness centre

1,500 sq ft

Reception

1,480 sq ft double height with  
collaboration zone

ACCREDITATIONS

EPC

Rating B

BREEAM target

Excellent

WELL

Enabled

SMART systems

Ensuring efficiency