



Croudace Properties have comprehensively refurbished Endeavour, CBQ, to produce new Grade A office space. Endeavour was originally constructed in 1998.

Total refurbishment costs of approximately £1.2million.

Principle contractor - Tangent Projects; Architect – RDjW Architects

## Floor Areas

	Sq M	Sq Ft
Reception	68.10	733
Ground Floor	552.35	5,945
First Floor	605.25	6,514
Second Floor	589.75	6,348
<b>Total</b>	<b>1,815.45</b>	<b>19,541</b>

## Specification

- New feature double height glazed entrance
- New VRF heating & cooling system with fresh air & HVAC Occupier density of 1:8sqm
- EPC rating B
- Paxton Access Net 2 Entry system
- Excellent natural light
- Underfloor powertrack installed throughout offices
- 96 car parking spaces (1: 203 sq ft)
- New high specification WCs
- New Suspended ceilings with metal tiles
- New LED lighting with PIR controls and perimeter daylight dimming
- Refurbished 10 person lift
- Full access raised floors with 150mm void
- Fully carpeted throughout
- Underfloor cable baskets insitu throughout offices
- Finished floor to ceiling heights of 2.9m – 3.1m
- Bespoke shower facilities

## VRF Heating & Cooling & Occupier Density

The HVAC provides an occupier density of 1:8sqm.

The system is easily scaleable allowing occupiers to increase density, as well as the ceiling void ducting being easily adaptable to allow for partitioning.

There are independent variable refrigerant flow (V.R.F) systems providing localised heating and cooling to the office areas.

The individual floor system consists of:

- 3 x condenser units
- central controller
- 3-pipe refrigerant pipework system
- 13 x standard concealed ceiling fan coil units
- local controllers
- flexible ducting and swirl diffusers for easy adaptation

A fully programmable control panel to each floor provides individual control of each fan coil unit. All VRF plant is located within the roof. The condenser compound has ample space for additional condensers if additional / more bespoke systems are required.

## Feature Reception

New double height glazed entrance providing a striking look and excellent natural daylight, with feature Moooi pendant lights and recessed, perimeter strip LED lighting.

## Lighting & Office Ceilings

New LED, LG 7 compliant, lighting throughout.

Ceiling mounted passive infra-red presence detectors to provide automated occupancy control; lighting only the areas being used. Target 400Lux.

Daylight detectors allowing for suitable daylight dimming to the perimeter in all office areas.

New 600 x 600 mm metal ceiling tiles

The lighting within the WCs, showers and toilet lobbies is controlled by passive infra-red presence detectors.

## **WC's**

New high specification, separate male and female WC's to each floor.

Premium specification Dolphin Alavo wash stations with integral water taps, soap dispensers and hand-driers.

Separate disabled WC to each floor.

Bespoke, communal, showers with changing facilities and space for occupier lockers.

## **Floors**

600 x 600mm fully accessible raised access floor throughout.

Fully carpeted office and lift lobby areas.

Underfloor power track installed throughout the offices

Underfloor cable baskets installed throughout the offices

Loose lay Karndean vinyl flooring to reception area; easily disposable allowing for an occupier to adapt to suit their individual brand.

## **Access Control**

The building has a full access control security system, fully adaptable to suit individual occupier's needs.

The system used is the industry leading 'Net 2' range, by Paxton Access Ltd. Further information on the flexibility of this system can be found at [www.paxton-access.co.uk](http://www.paxton-access.co.uk). The system is flexible and scaleable and can provide access control to all tenant installed office doors throughout any suites.

## **Car Park**

The car park offers 96 spaces – an unrivalled 1:203 sq ft ratio for Manor Royal.

Bicycle racks are in place onsite.

The car park is secured via a lockable barrier.

## **Connectivity**

The building has an ewave telecommunications rating '5 Star – excellent'.

Already present in the building are BT Openreach and Virgin Media fibre services.

Vodafone services are present in the road.

## **Energy Efficiency Features**

EPC B rating.

High performance, new, VRF heating and cooling units with low fan power

Separate metering per floor and sub metering of HVAC plant allowing for easy energy monitoring and targeting.

New LED, LG 7 compliant, lighting throughout, coupled with PIR presence detectors and daylight dimming

High daylight factors in offices to reduce artificial lighting.

Individual Point of Use water heaters to each WC.

Infra-Red motion sensor taps providing excellent water and energy efficiency.

No gas fired plant.

Indicative HVAC energy usage, on the following assumptions;

Internal temperature = 22°C ± 2°C

External temperature = 28°C Summer, -3°C Winter

1/8sqm occupancy

Fresh air occupancy of 68 x 10 litres per second per person = 0.68 m<sup>3</sup>/s per floor.

Cooling load per floor = 539m<sup>2</sup> x 110 w/ m<sup>2</sup> = 59Kw

Fresh air cooling load per floor = 18Kw

Occupancy of 68 per floor cooling load = 6Kw

Therefore total cooling duty per floor = 83Kw