

ALDER CASTLE

10 Noble Street | London EC2

DETAILED SPECIFICATION

Dimensions

- Finished floor to finished ceiling – 2.690m
- WC lift lobby ceiling – 2.50m
- Planning grid – 1.50m
- Typical raised floor zone – 150mm
- Ceiling void – c. 900mm

M&E

- Heating and cooling – provided by new 4-pipe fan coil units generally zoned to BCO requirements
- Air flow rates – 12 litres / sec per person
- Small power capacity – 25W / m² of NIA
- Recessed linear LED panel lighting supplemented with perimeter LED downlights to all office areas
- Intelligent lighting control modules operate by presence detectors and infra-red

Occupational Densities

- Fire escape – 1 person / 6m²
- Lifts – 1 person / 8m²
- WC provision – 1 person / 10m²
- Air conditioning – 1 person / 10m²

Roof

- There is ample designated space on the roof for tenant plant
- There is a roof guarantee which runs to 2042

Office Areas

- Finished to a full Category A specification
- Perforated metal ceiling planks (1500x300mm)
- Raised floors Kingspan medium grade or equivalent
- There is provision for future installation of blinds by the tenant

Basement Car Park

- Card access and intercom to reception desk

Environment

- EPC rating – C 66
- BREEAM Very Good
- LED lighting throughout
- External decked roof terrace at 3rd and 5th floors

Lifts

- 4 x 16 person Otis lifts (inc. 1 goods lift)
- Speed of 1.6m per second

Facilities

- High quality unisex and disabled WC's on each floor
- High quality male (5 no.) and female (3 no.) individual shower and changing facilities are located at basement level
- 42 secure cycle parking spaces
- All changing rooms benefit from lockers

Security

- CCTV is provided to all public areas
- Card access speed gates in the reception
- Access control is provided to each office entry door
- All changing rooms benefit from lockers

Connectivity

- Alder Castle affords an excellent mobile voice /data coverage from the 4 main operators
- There are an extensive number of telecoms chambers adjacent to Alder Castle, with a good presence of the key operators

Main Services

- Electricity, water, drainage and gas

Terms

Upon application.

For further information and 360 degree virtual viewing please visit the website.

www.aldercastle.com

Viewing

Strictly through joint sole letting agents.



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