

1000 AztecWest —

70,000 - 79,000 sq ft state-of-the-art office headquarters

Ground Floor

Office NIA	1,772 m ²	19,072 ft ²
Amenity	593 m ²	6,383 ft ²

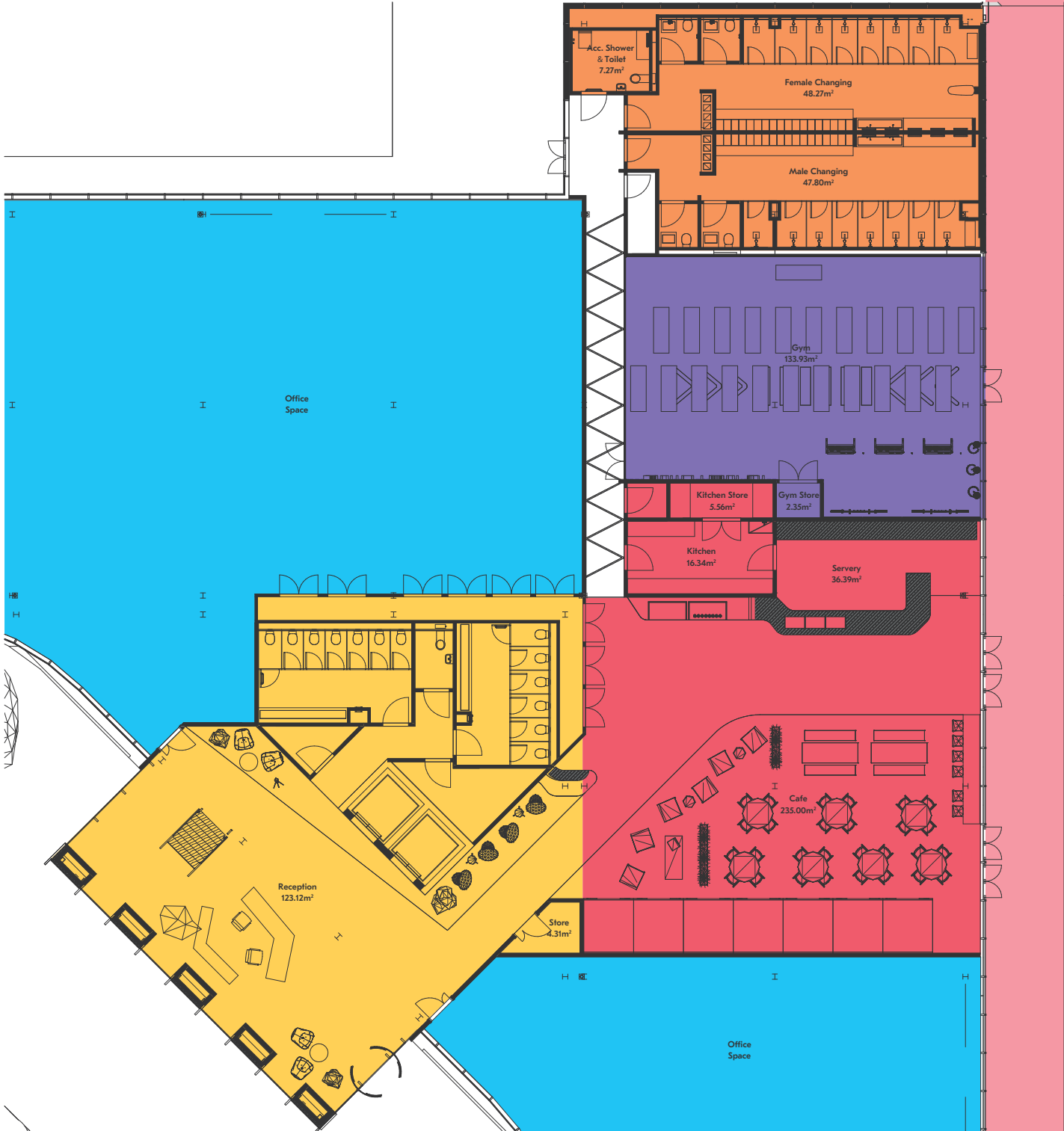
- Reception
- Cafe
- Terrace
- Shower Facilities
- Office Space
- Gym
- Park & lakeside



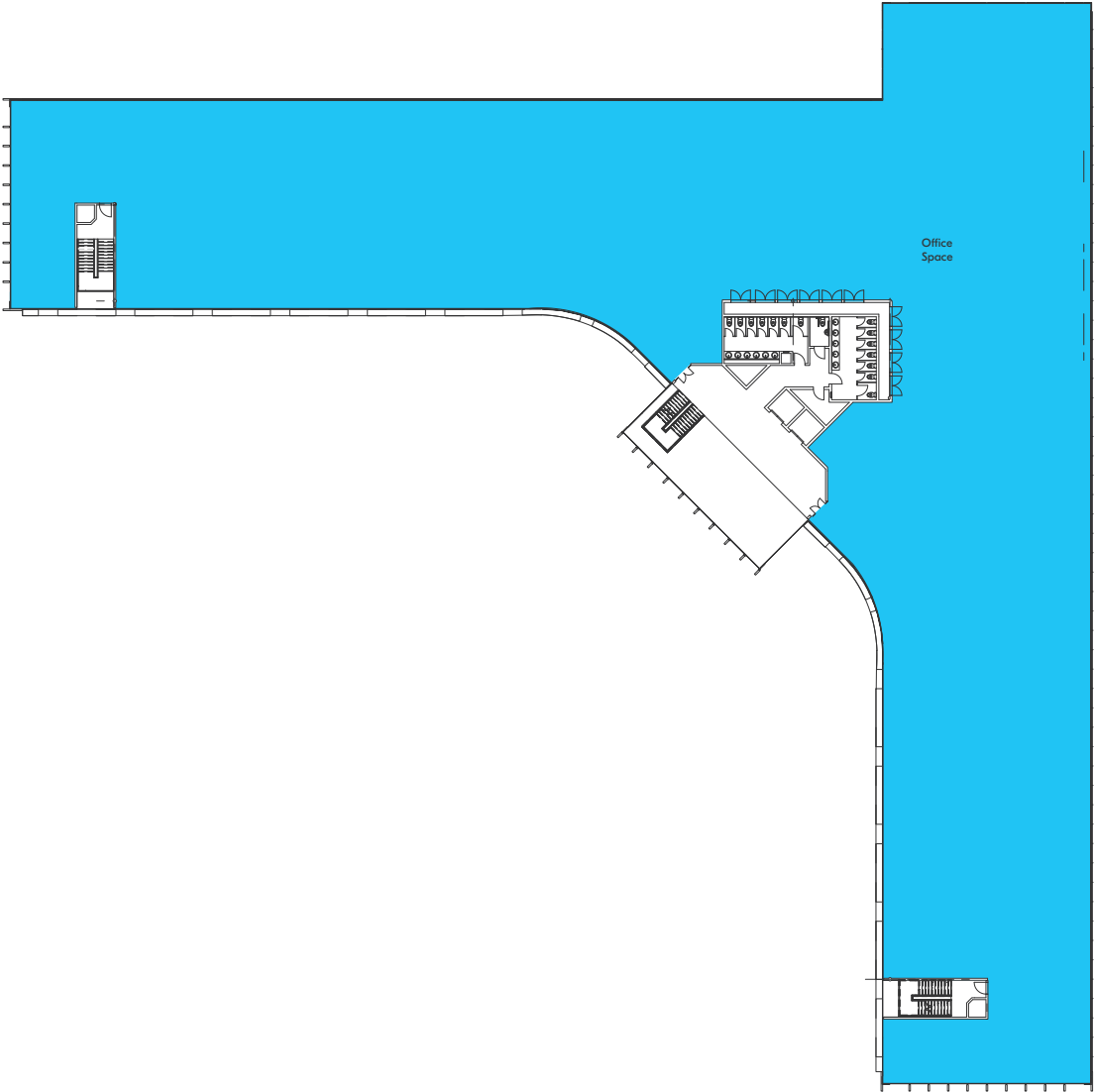
Ground Floor Amenity

Office NIA	1,772 m ²	19,072 ft ²
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- Reception
- Cafe
- Terrace
- Shower Facilities
- Office Space
- Gym



First Floor



Office NIA 2,470 m² 26,583 ft²

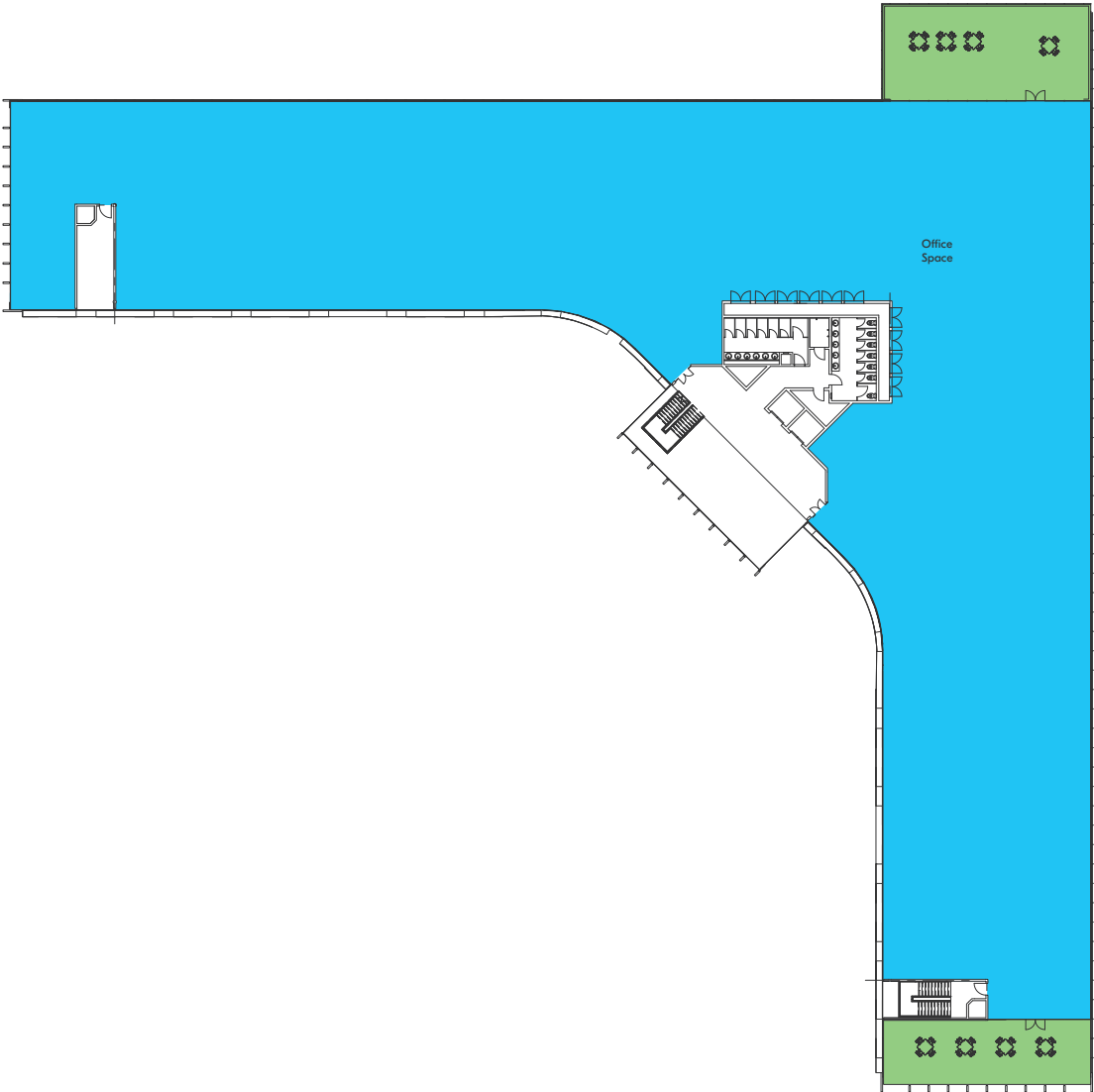
● Office Space

Second Floor

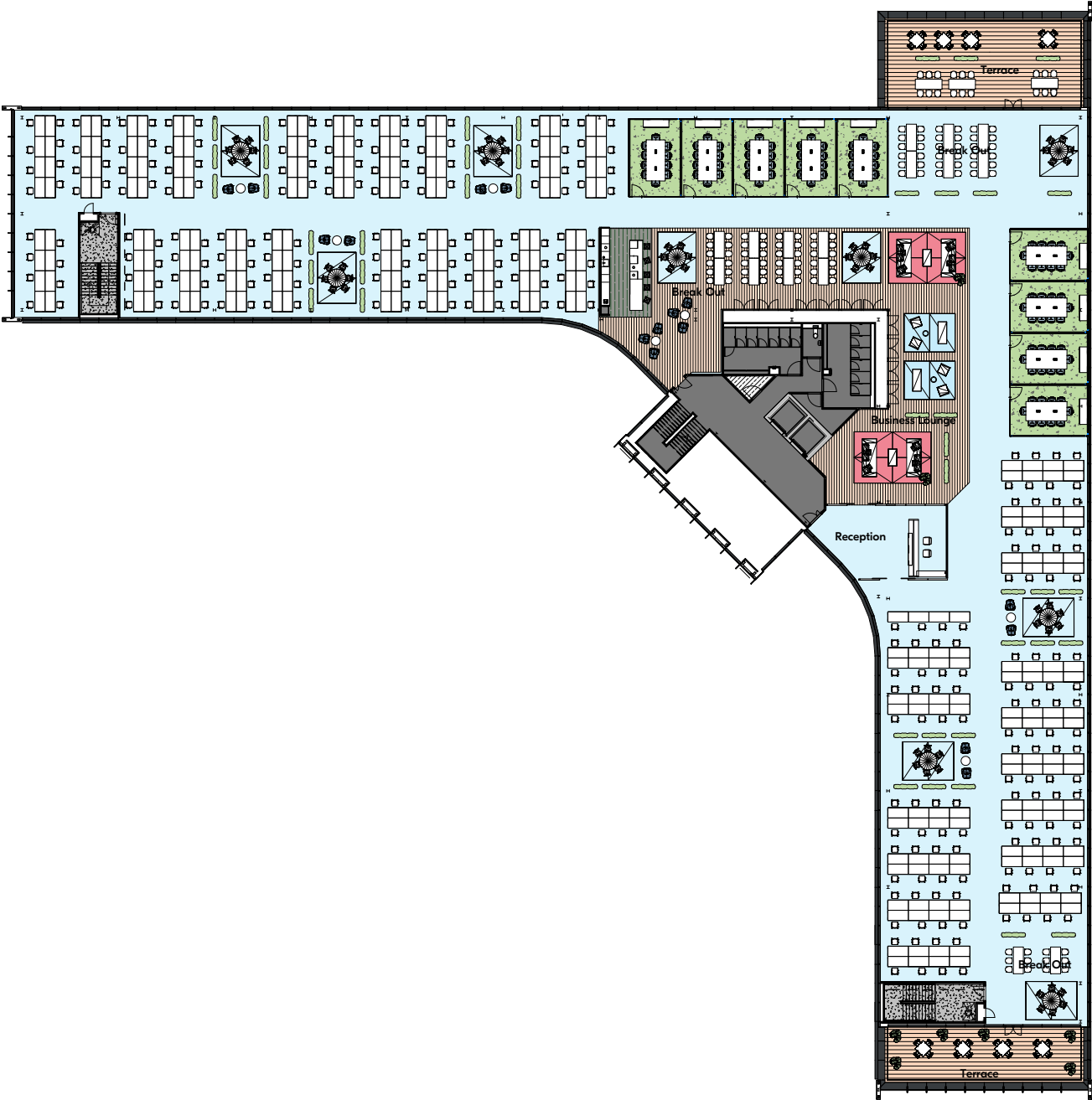
Office NIA	2,267 m²	24,400 ft²
Terraces	192 m²	2,006 ft²

Terraces

Office Space

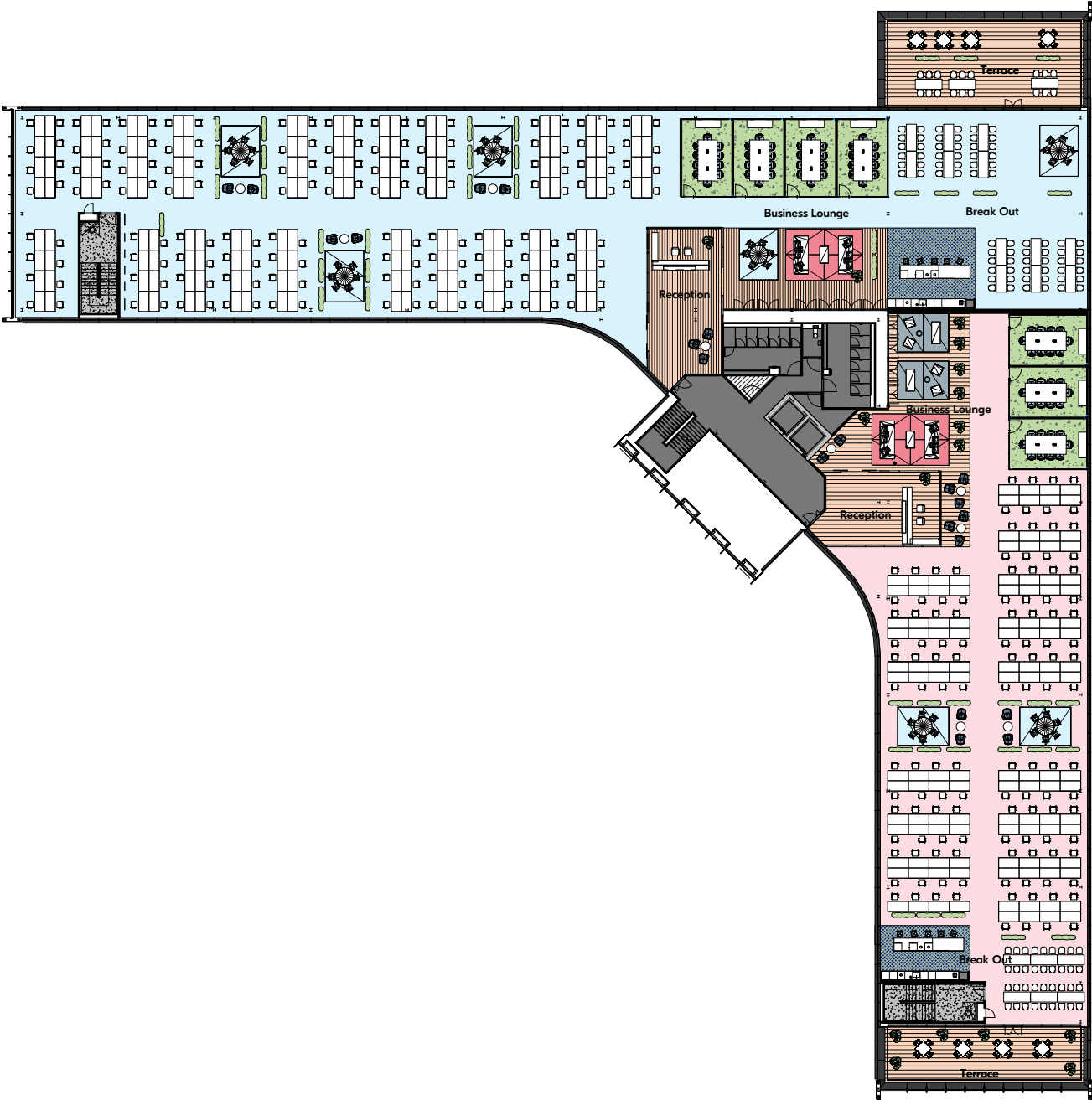


Second Floor Space Plan Full Floor



Office NIA	2,267 m ²	24,400 ft ²
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Second Floor Space Plan Split Floor



Office NIA	2,267 m ²	24,400 ft ²
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Executive Summary

Available 2022
70,000 sq ft office available
EPC rating of A
Car park with 231 spaces
Cafe with lakeside views
2 private roof terraces
Gym and wellness facility
20 electric charging points
Public terrace with lakeside views
118 Cycle Spaces
Showers and changing facilities
Cycle Score Platinum

INTERNAL OFFICE AREAS

Potential to increase office accommodation to 79,000 sq ft.

The office accommodation will be finished to a Category A fit out.

Ground floor

- Floor to ceiling 2600mm, slab-to-slab 3650mm

First and Second floors

- Floor to ceiling 3200mm, slab-to-slab 4000mm

All floors capable of being subdivided into 2 separate tenancies. Splits of 7,000 to 12,000 sqft achievable

OCCUPANCY LEVELS

1:8 for occupancy

1:6 for escape

FLOOR LOADINGS

Office area 2.5 + 1.0 partitions

Communal areas 3.5 + 1.0 partitions

STRUCTURAL AND PLANNING GRIDS

7.5 x 7.5 structural grid with column free 3rd floor

Raised floor depth 150mm overall

AIR CONDITIONING

VRF - Each wing or tenanted demise is to be provided with an independent VRF system.

WIREDSCORE | CONNECTIVITY

1000 Aztec West currently has an excellent connectivity rating and will be targeting a Platinum Wired Certification.

LIGHTING

Lighting to offices to be achieved via LED luminaires with PIR control.

New external lighting is to be installed to the reconfigured parking areas utilising column mounted LED luminaires complete with photocell and time control.

PARKING

Car parking will be provided externally at ground level, with 231 car spaces. The building provides 118 cycle spaces, achieving Cycle Score **Platinum**.

CHANGING ROOMS AND SHOWERS

8 male showers, 8 female showers and 1 accessible.

2 male WC, 2 female WC and 1 accessible WC.

54 male lockers, 54 female lockers, 1 accessible locker.

48 external cycle store lockers.

FIRE ALARMS

LI compliant addressable fire alarm system.

SECURITY

Paxton compliant access system is to be provided to cover each access main access doors to the tenanted area.

HD CCTV system is to be installed to cover the landlord areas including the external facade and carpark areas.

BREEAM AND EPC

Sustainability is at the heart of 1000 Aztec West, targeting a BREEAM rating of Very Good and EPC rating of A.

WELL READY

Aztec West will be working to achieve the highest principles of WELL accreditation.



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