

1000 AztecWest —

73,000 — 80,000 sq ft state-of-the-art office headquarters

Accomodation Table

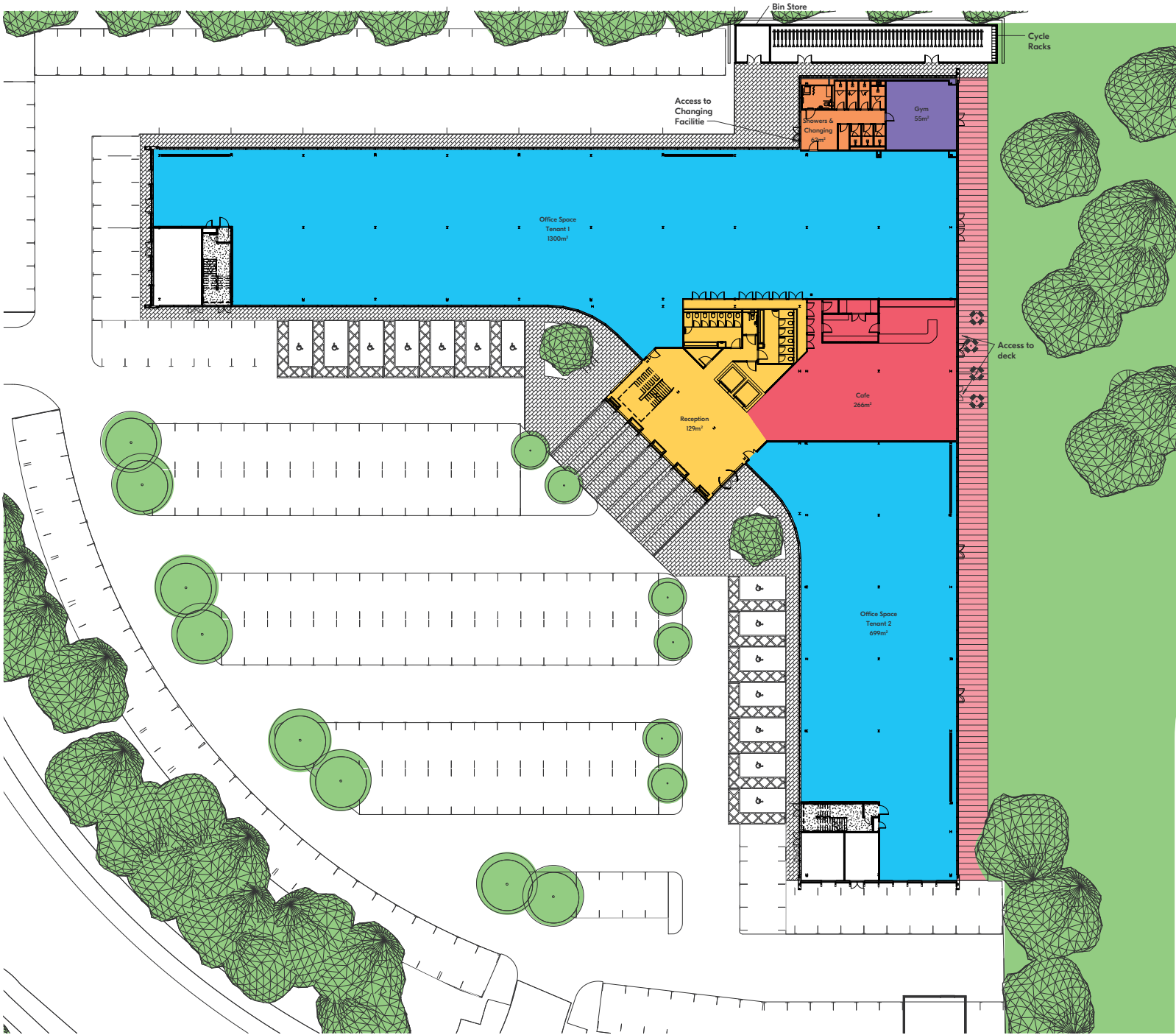
Level	Use	m ²	ft ²
Ground Floor	Office NIA	2,000	21,524
	Split Option A	1,300	13,996
	Split Option B	699	7,524
	Amenity	512	5,509
First Floor	Office NIA	2,470	26,588
	Split Option A	1,464	15,764
	Split Option B	1,005	10,823
Second Floor	Office NIA	2,267	24,400
	Split Option A	1,344	14,472
	Split Option B	922	9,928
	Terrace	192	2,056
Total		7,441	80,077



Ground Floor

Office NIA	2,000 m ²	21,524 ft ²
Split Option A	1,300 m ²	13,996 ft ²
Split Option B	699 m ²	7,524 ft ²
Amenity	512 m ²	5,509 ft ²

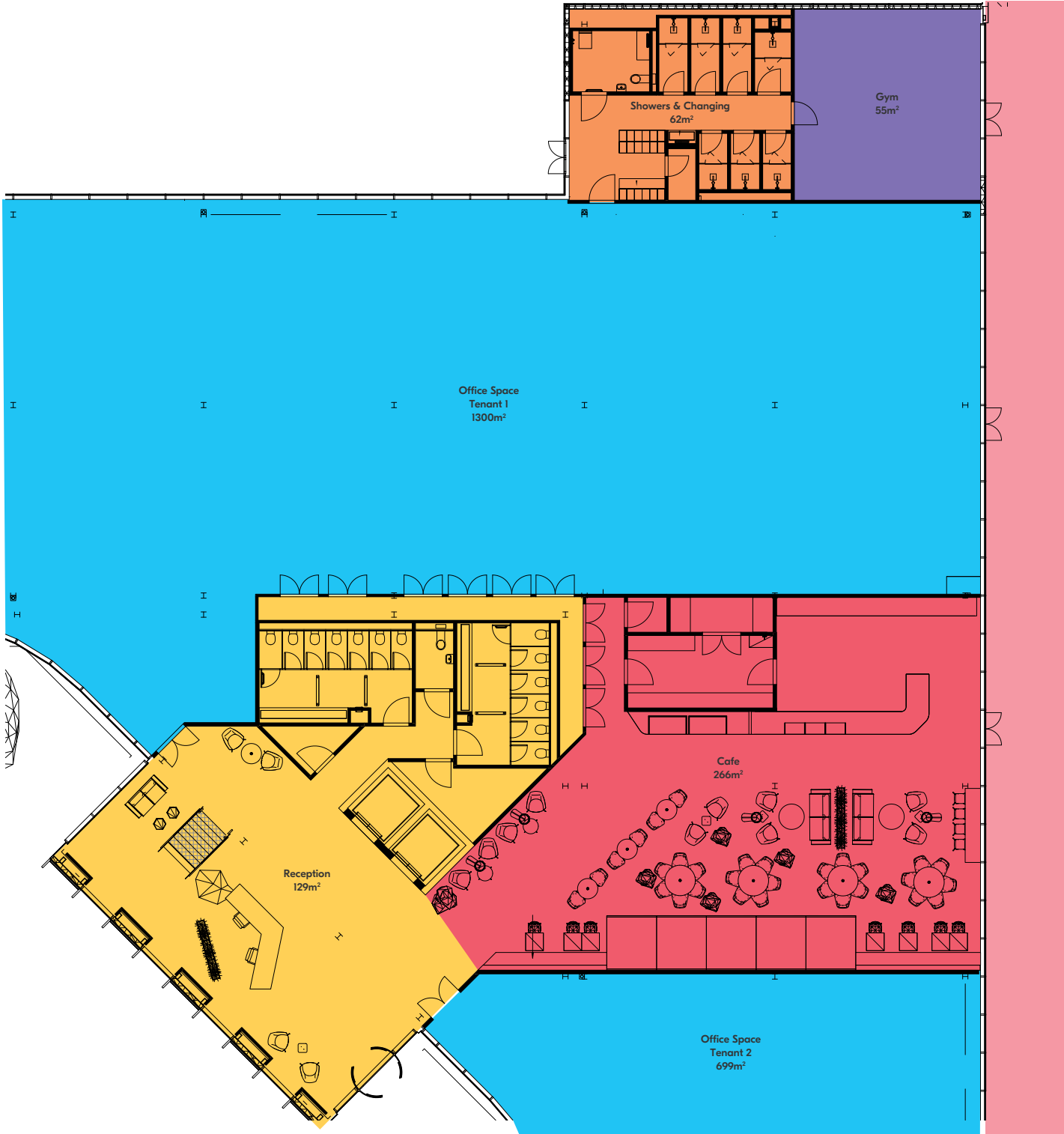
- Reception
- Café
- Terrace
- Shower Facilities
- Office Space
- Gym
- Park & lakeside



Ground Floor Amenity

Amenity	512 m ²	5,509 ft ²
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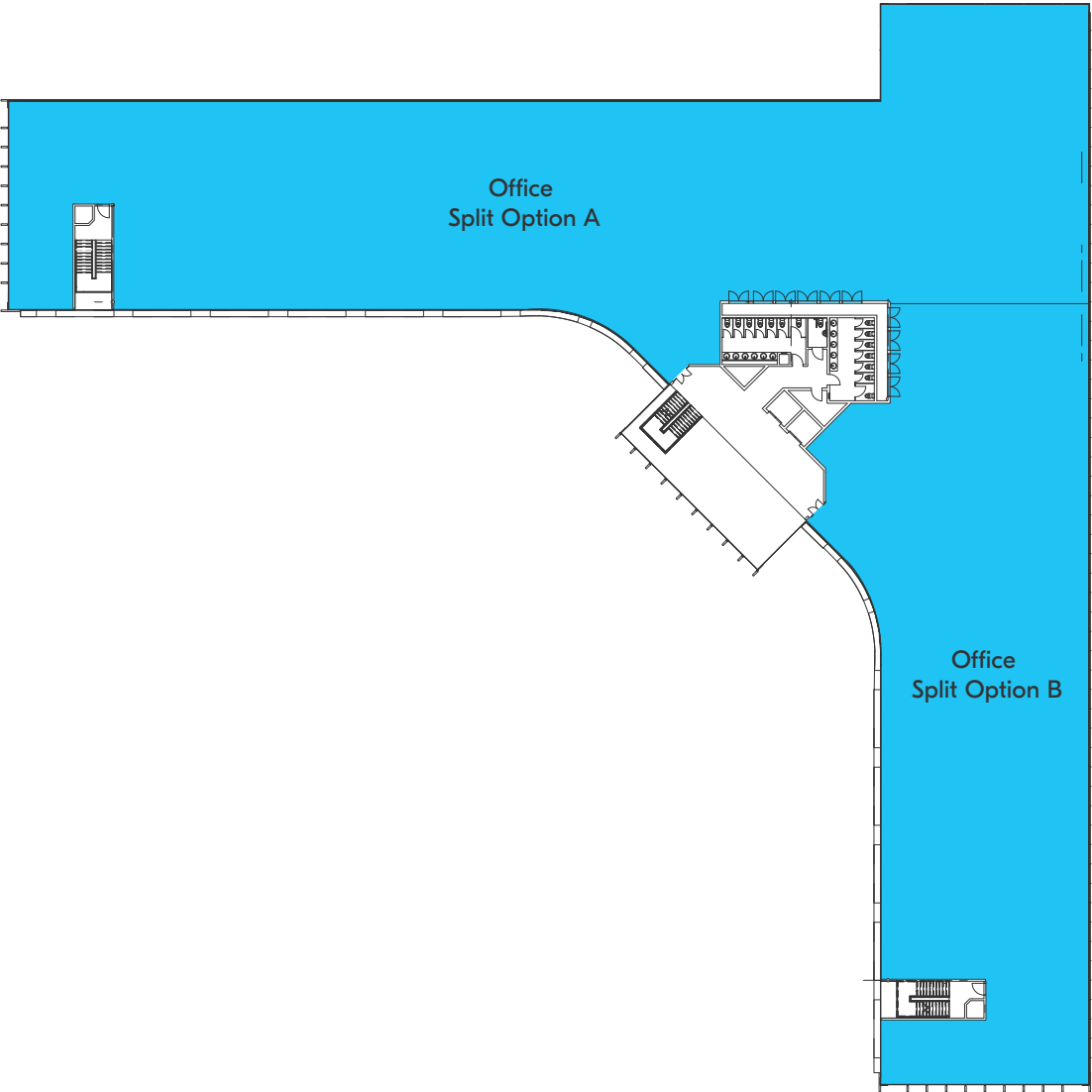
- Reception
- Café
- Terrace
- Shower Facilities
- Office Space
- Gym



First Floor

Office NIA	2,470 m ²	26,588 ft ²
Split Option A	1,464 m ²	15,164 ft ²
Split Option B	1,005 m ²	10,823 ft ²

Office Space

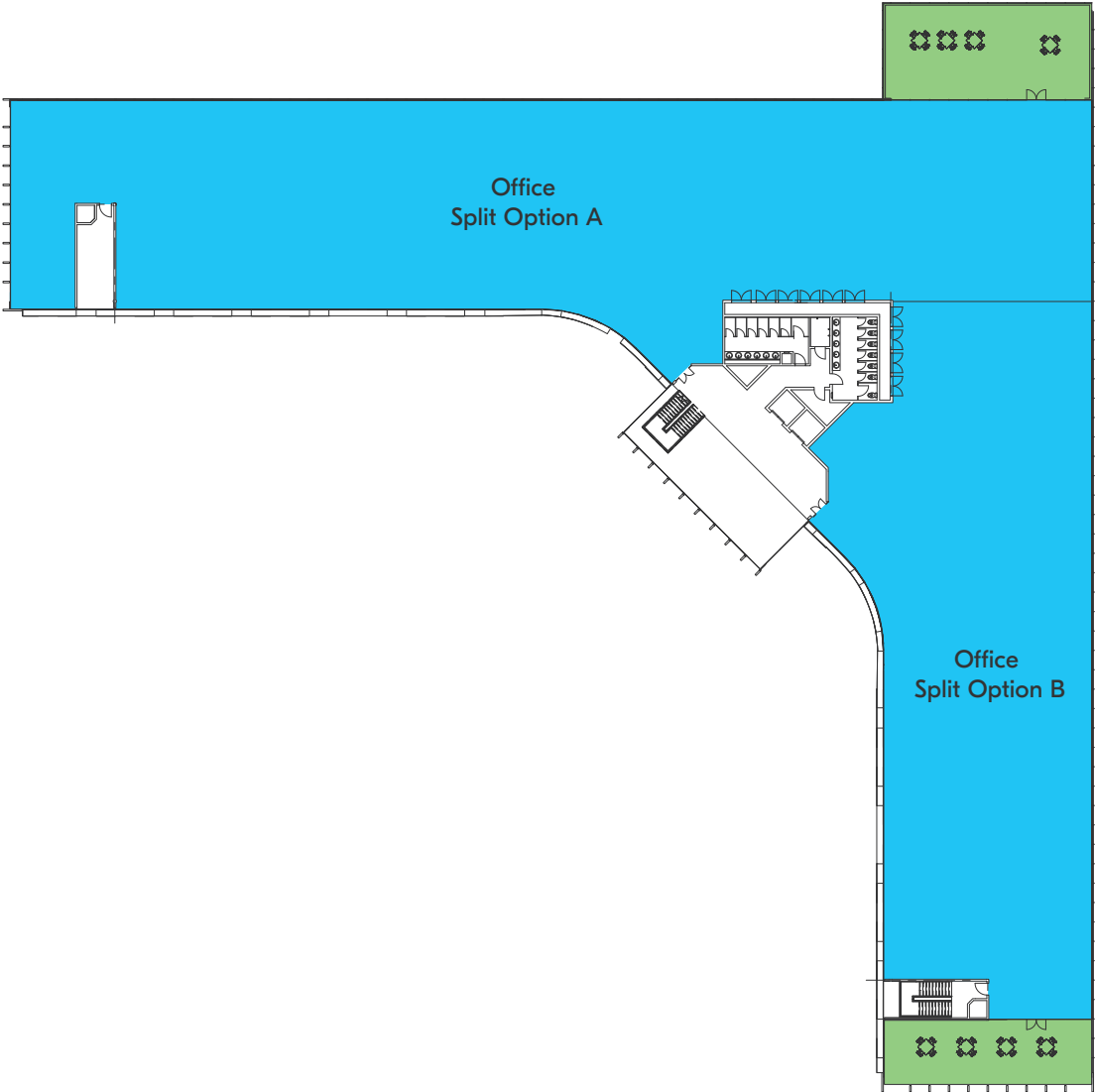


Second Floor

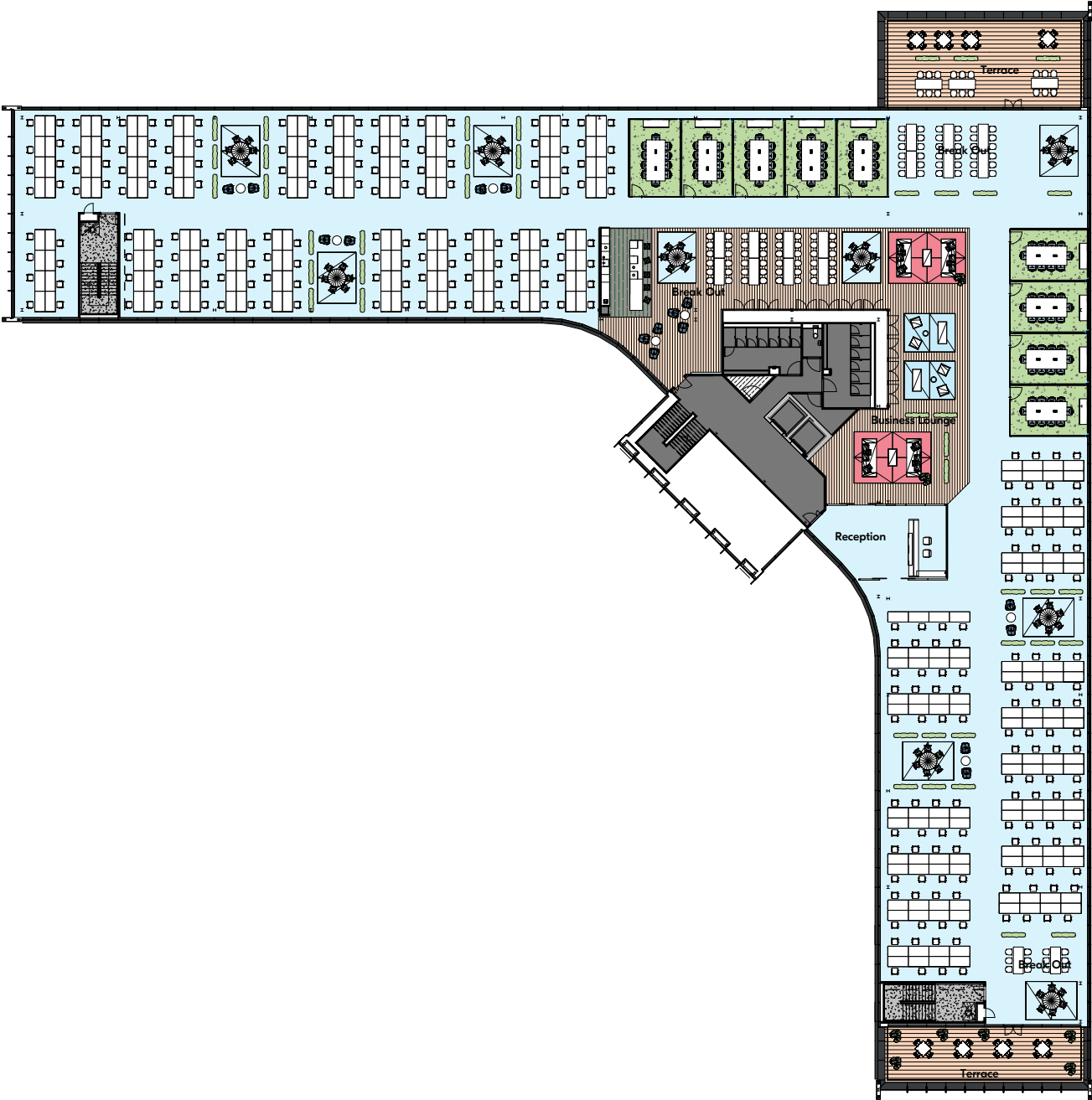
Office NIA	2,267 m ²	24,400 ft ²
Split Option A	1,344 m ²	14,472 ft ²
Split Option B	922 m ²	9,928 ft ²
Terraces	192 m ²	2,056 ft ²

Terraces

Office Space

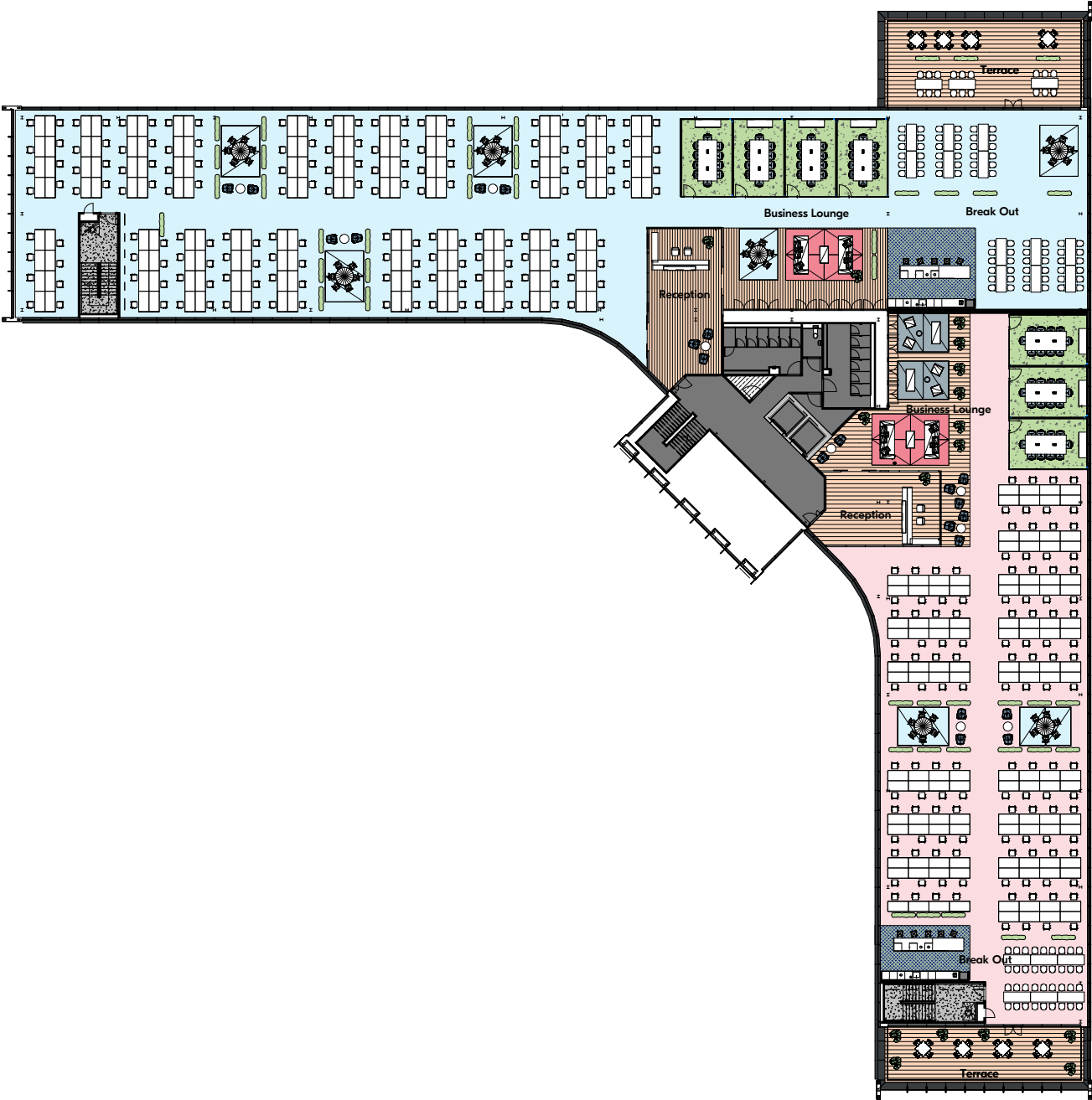


Second Floor Space Plan Full Floor



Office NIA 2,267 m² 24,400 ft²

Second Floor Space Plan Split Floor



Office NIA 2,267 m² 24,400 ft²

Executive Summary

Available 2023
Commit to deliver Net Zero Carbon in Operation via UKGBC framework
73,000 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
40 electric charging points
Public terrace with lakeside views
Secure cycle block
Showers and changing facilities

INTERNAL OFFICE AREAS

Potential to increase office accommodation to 80,000 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 15,000 sqft achievable.

OCCUPANCY LEVELS

1:8 sq m for occupancy
1:6 sq m for escape

STRUCTURAL AND PLANNING GRIDS

7.5m x 7.5m 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 achieving 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 will provide a secure cycle block.

CHANGING ROOMS AND SHOWERS

8 male & female showers including 1 accessible.
Secure 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, BREEAM rating of Excellent and EPC rating of A.

NET ZERO IN OPERATION

Commit to deliver Net Zero Carbon in Operation via UKGBC framework.



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