

# EAST30URNE TERRACE W2

## Summary specification

### Occupancy Levels

1 person/10 sq m

### Structural Grid

4.575m x 4.575m  
(Planning grid: 1.52m)

### Floor to Ceiling Heights

2.4m (approx)

### Raised Floor Depth

80mm nominal overall

### Floor Loadings

3.0kN/sq m + 1.0kN/sq m

### Cycle Spaces

48 cycle spaces with shower facilities

### Parking

5 car parking spaces

### Mechanical Services

4-pipe fan coil air conditioning system  
to provide cooling loads  
as follows:

Lighting 9W/sq m

Office equipment 25W/sq m

Space provision for additional tenants'  
cooling requirements

### Electrical Services

LG3 compliant 400lux lighting

Provision for meeting

LG7 requirements

### Standby Power Provision

Space provision for tenants' standby generators in  
20 Eastbourne Terrace

### Lifts

Three 10 person 800kg passenger lifts