

10KING
WILLIAMST

WELCOME TO 10KWS

HELICAL



The TFL Property Company



HELICAL

Places
for
London

The TfL Property Company

138,000 SQ FT WORKSPACE TAKING SHAPE

AVAILABLE Q4 2026

10KWS



HELICAL

Places
for
London
The TfL Property Company

CONTENTS

INTRODUCTION THE LOCATION THE BUILDING AMENITIES FLOORPLANS PROJECT TEAM

05
07
15
22
34
44

139,000 SQ FT OF NEW WORKSPACE

INTRODUCTION

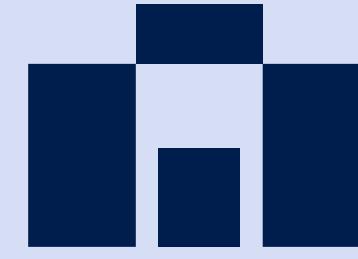
Developed in joint venture between Helical plc and Places for London, 10 King William Street will be an exemplary 139,000 sq ft office building located immediately above Bank Station.

Highly sustainable, excellently located and offering a premium occupier experience, 10 King William Street offers an unrivalled headquarters building for a future focussed company.

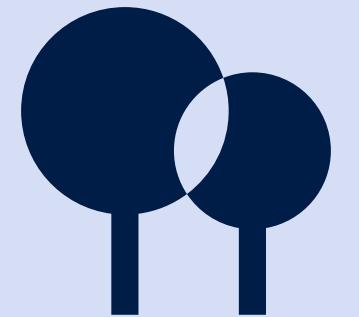
The completed building will include accommodation over ground, mezzanine and seven upper floors above the new Bank Underground station entrance. Floorplates range from 11,657 to 22,424 sq ft, with around 7,275 sq ft of terraces across three floors.



KEY FEATURES



138,000 SQ FT
OFFICE SPACE



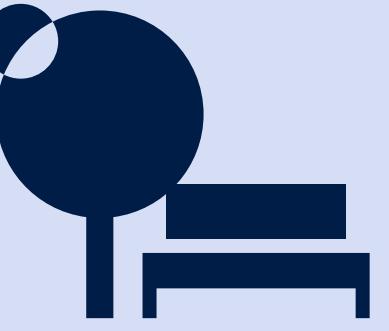
7,275 SQ FT
TERRACE SPACE



WELLNESS
LOUNGE



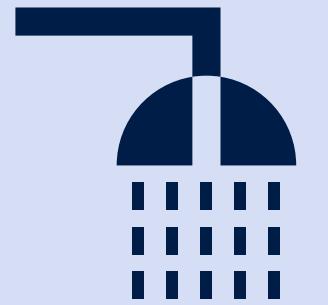
CASUAL
WORKING SPACE



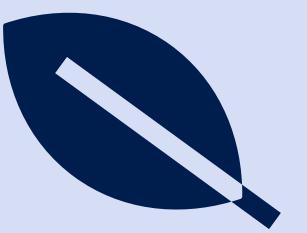
OUTSIDE
SEATING



ALL ELECTRIC
BUILDING



END OF TRIP
FACILITIES



BIODIVERSITY
NETGAIN OF 25%



FANTASTIC CITY
VIEWS

THE LOCATION

ALL ON YOUR DOORSTEP

PERFECTLY POSITIONED

LOCATION

10 King William Street is located immediately above Bank underground station in the heart of the City of London. While historically associated with banking and finance, the immediate area is now home to a wide variety of sectors including multiple international headquarters buildings. This is underpinned by a cultural renaissance of the City with an explosion of food, beverage and cultural occupiers, all contributing to the rich fabric of this important London location.





10KWS



09

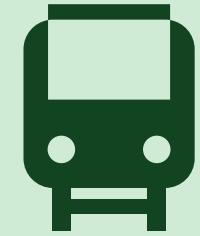
EASILY CONNECTED

FROM BANK



2 MINS

CANNON STREET



5 MINS

LONDON BRIDGE



3 MINS

BLACKFRIARS



10 MINS

LONDON BRIDGE



5 MINS

LIVERPOOL ST



4 MINS

CITY THAMESLINK



12 MINS

MOORGATE



11 MINS

KING'S CROSS



11 MINS

WATERLOO



15 MINS

LIVERPOOL ST



13 MINS

FARRINGDON



13 MINS

FARRINGDON



The building's location above Bank underground station means instant access to 5 tube lines and the DLR as well as being within a short walk of numerous other stations and transport links.



Rail



Tube



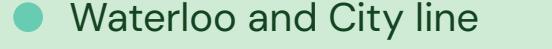
DLR



Central line



Northern line



District line



Hammersmith and City line



Elizabeth line



Jubilee line



Circle line



Victoria line



Bakerloo line



Metropolitan line

ON YOUR DOORSTEP

ABCHURCH YARD

In addition to its more obvious locational attributes, the building lies immediately adjacent to the secluded and characterful Abchurch Yard, providing a rarely found enclave and acting as the perfect counterpoint to this fast paced and dynamic location.



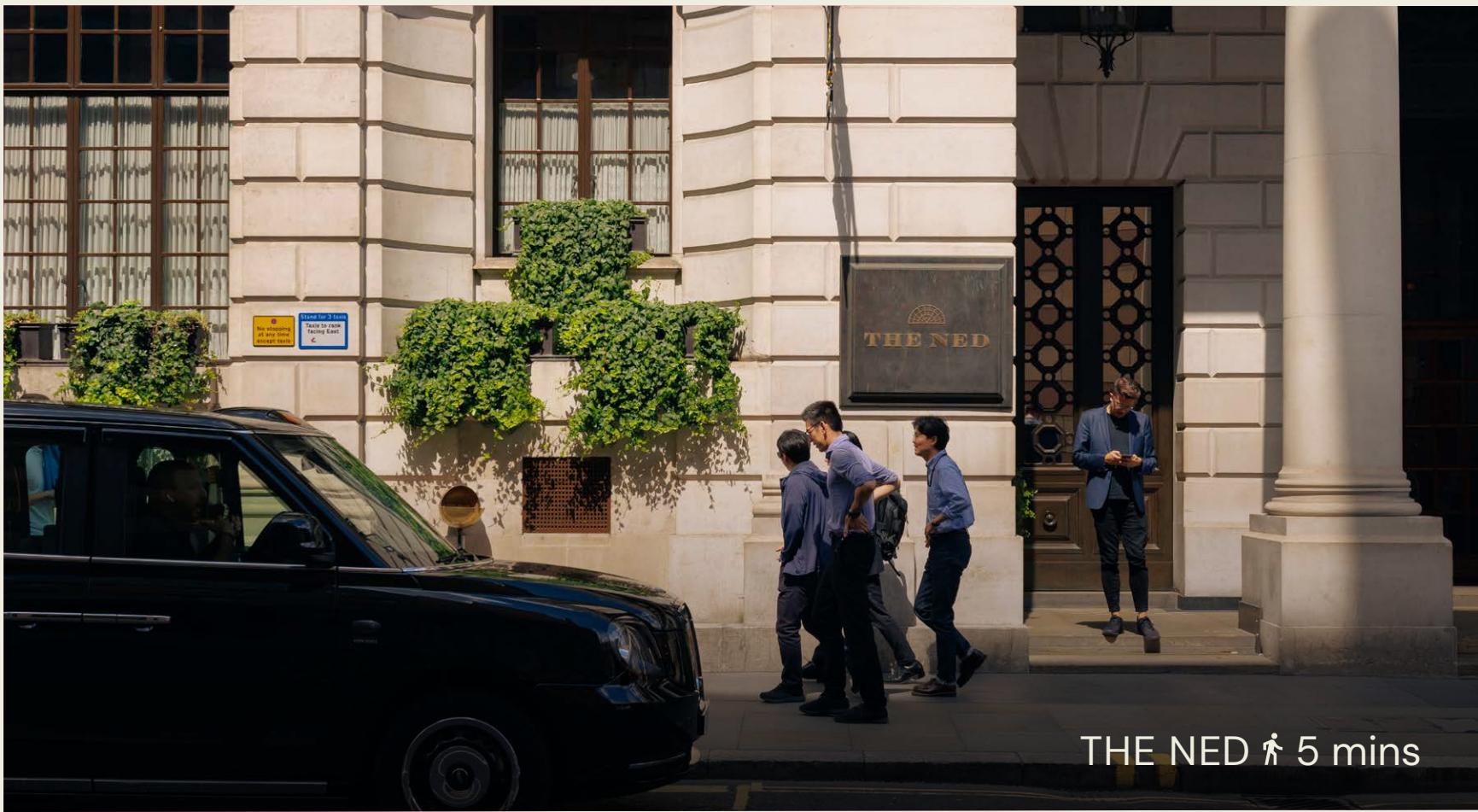
LOCAL AREA



A LOCATION TO INSPIRE YOUR EVERY DAY

The immediate local area is home to internationally recognisable restaurants, nestled alongside independent bars and coffee shops and in striking distance of world class cultural icons. Morning, noon or night, 10 King William Street is ideally located for all the City has to offer.

10KWS



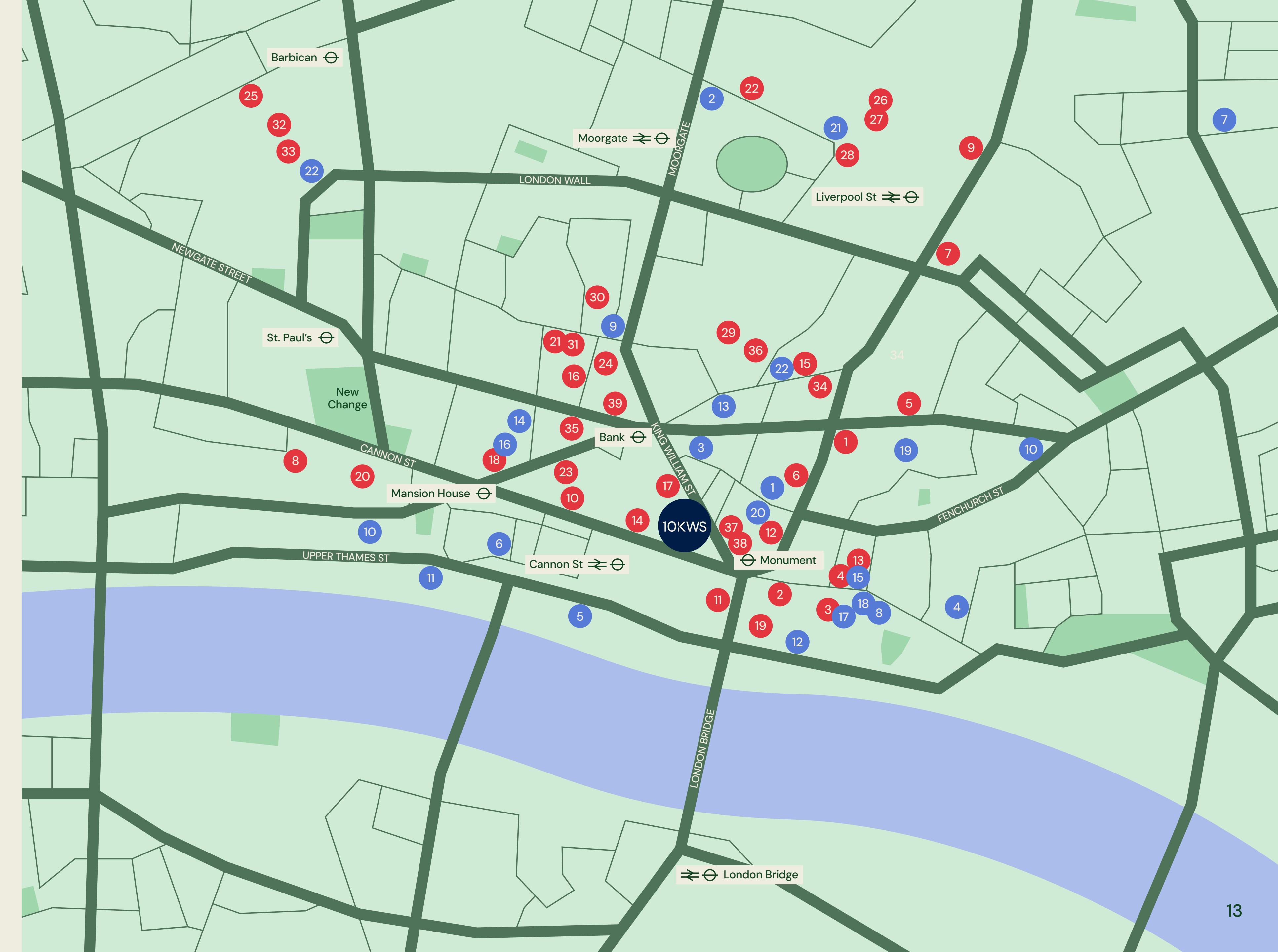
WHAT'S HERE

RESTAURANTS

- 1 Leadenhall Market
- 2 MBER
- 3 L'Antipasto City
- 4 Blacklock City
- 5 Bob Bob Ricard City
- 6 Gaucho
- 7 Duck & Waffle
- 8 Mangio Pasta & Bottega
- 9 Eataly London
- 10 Caravan
- 11 Farmer J
- 12 The Folly
- 13 The Alchemist
- 14 Harry's Bar & Dining Room
- 15 Burger Lobster
- 16 Where's Fred's
- 17 Notes Coffee
- 18 Host Café
- 19 Dāku Coffee
- 20 The Wren Coffee
- 21 Cabotte
- 22 Angler
- 23 Brigadiers
- 24 Goodman City
- 25 Cloth
- 26 Broadgate Circle
- 27 Mr Fogg's City Tavern
- 28 Los Mochis
- 29 COYA City
- 30 Hawksmoor
- 31 City Arts Bar
- 32 Restaurant St. Barts
- 33 Ibai
- 34 The Mercer
- 35 Coq d'Argent
- 36 Le Relais de Venise
- 37 l'Entrecôte
- 38 Wagtail
- 39 The Wolseley City
- 39 The Ned

WELLNESS

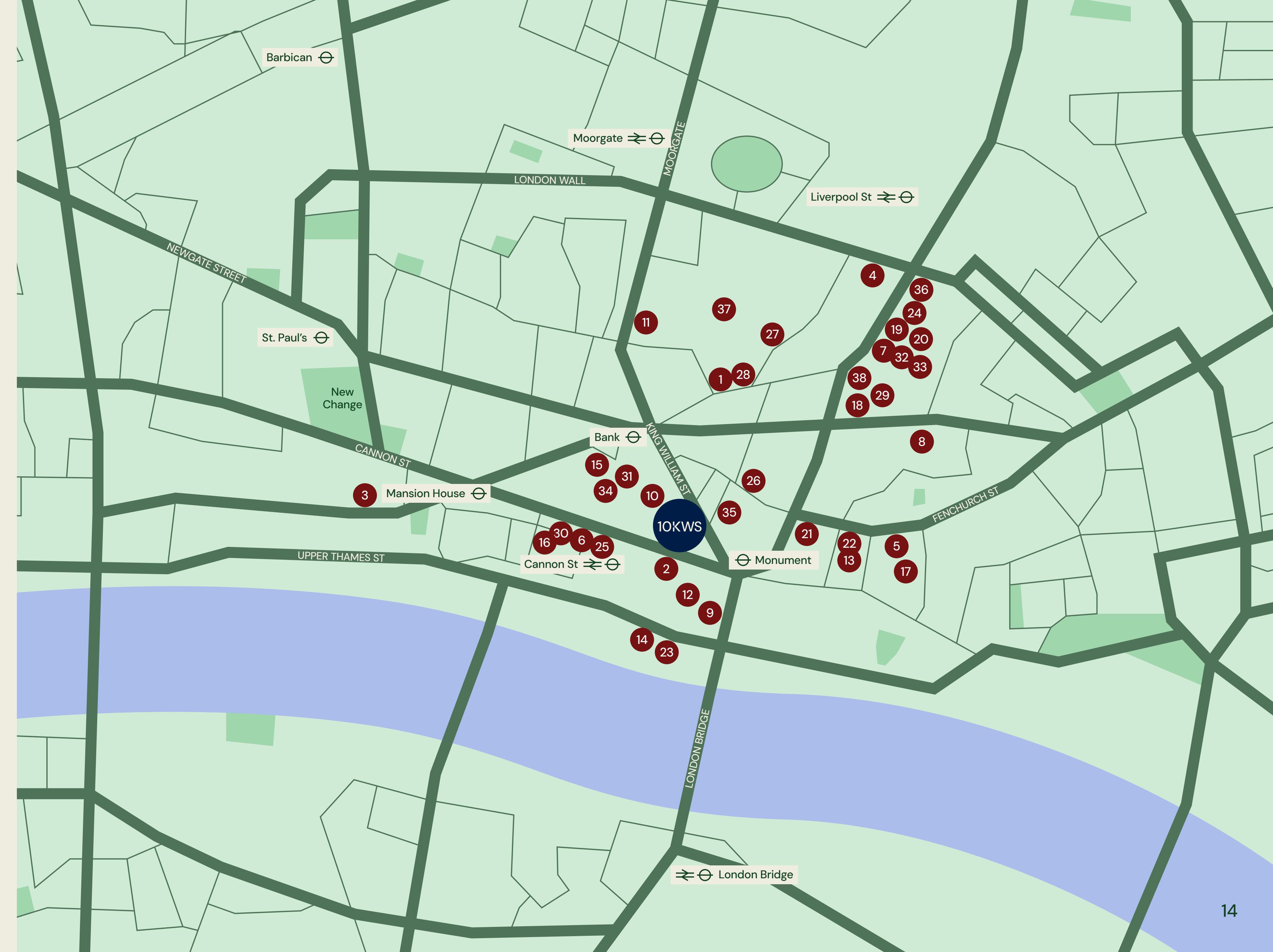
- 1 Foundry Gym
- 2 Third Space
- 3 Gymbox Bank
- 4 Third Space
- 5 Nuffield
- 6 More Yoga
- 7 Fierce Grace Yoga
- 8 Roar Fitness
- 9 City Athletic
- 10 Fitness First
- 11 Heavenly Spa London
- 12 Spectrum Physio
- 13 M&K Aesthetics
- 14 Theresa Collins Advanced Skin
- 15 ADAM Grooming Atelier
- 16 Sashmara Beauty
- 17 Blow Dry Express
- 18 London Wellness
- 19 Thrive4life Wellbeing Centre
- 20 Pro Performance Clinic
- 21 1Rebel
- 22 Virgin Active



WHAT'S HERE

LOCAL OCCUPIERS

- 1 Bank of England
- 2 Nomura Asset Management
- 3 Bloomberg
- 4 Latham & Watkins
- 5 Accenture
- 6 CMS
- 7 Apple
- 8 Lloyd's
- 9 Wells Fargo
- 10 Rothschild & Co
- 11 ING
- 12 Bryan Cave Leighton Paisner
- 13 Liberty Specialty Markets
- 14 Fieldfisher
- 15 Gallagher
- 16 Deliveroo
- 17 QBE
- 18 CFC Underwriting
- 19 Covington & Burling LLP
- 20 Skadden
- 21 Tokio Marine Kiln
- 22 Markel International
- 23 Direct Line Group
- 24 William Blair
- 25 Columbia Threadneedle Investments
- 26 St. James's Place Wealth Management
- 27 Cushman & Wakefield
- 28 Berenberg
- 29 Proskauer
- 30 Franklin Templeton
- 31 DAC Beachcroft
- 32 AXA Investment Managers
- 33 Hiscox
- 34 The Vanguard Group
- 35 Transact
- 36 Latham & Watkins LLP
- 37 Prudential plc
- 38 King & Spalding



IN GOOD COMPANY



THE JUST GROUP



LOCAL OCCUPIERS

The immediate local area is home to a wealth of prestigious, international occupiers, all drawn to the connectivity and culture that this part of London provides.





A CLOSER LOOK AT THE BUILDING

THE BUILDING

THE FAÇADE

Anything but ordinary, the building is far from a standard glass box. Taking direct reference and inspiration from the surrounding buildings, particularly the beautiful architecture of Abchurch Yard, the building has a dynamic and varied façade, formed of brick and stone with intricate bronze detailing.



RECEPTION



The voluminous, double height reception employs a sophisticated, natural palette of stone and timber with a feature tree set at the bottom of a curved staircase leading to the impressive amenity provision at mezzanine level.

TYPICAL FLOOR



LEVEL 6



CLEAR FLOORPLATES

With light and views on all sides and virtually column free, the impressive workspace at 10 King William Street is easy to plan and a pleasure to occupy. The central core allows for generous spans of space, easy circulation and efficient space planning.





AMENITIES

EVERYTHING YOU NEED

WELLNESS SUITE



Coming to the office should be a pleasure and 10 King William Street takes the wellbeing of its occupiers very seriously. The extensive wellness suite is split into multiple zones to optimise each day. Immediately outside the beautifully designed and excellently equipped changing rooms is the Vitality Lounge,

featuring a bespoke hydration bar and providing a space to cool down after exercise or to gather thoughts before the day ahead. Two business lounges facilitate collaborative working and relaxed meetings while The Studio can be used for fitness classes, presentations or large format events.

OUTDOOR SPACES

TERRACES

As well as private terraces to the 5th and 6th floors, the 7th floor houses a spectacular communal terrace of up to 3,014 sq ft, which will benefit from stunning views towards St Paul's Cathedral and beyond.

Intended as a shared amenity for all building occupiers, the terrace is able to be accessed directly from the core and has the option of an adjacent pavilion incorporating catering facilities to allow for regular rooftop events.



THE BACK YARD

Immediately adjacent to the wellness lounge lies the public facing Back Yard, intended to be a multi purpose covered external area, housing potential F&B and retail uses and providing a direct link between the building and its surrounding area and community.





BIKE STORAGE

Accessed directly from Abchurch Yard, the bike stores provide both visitors and occupiers with a space to safely store bikes of all types. The ground floor area links aesthetically with Abchurch Yard opposite, employing an inside/outside floor treatment and a coffee kiosk both for public and occupier use. The lower ground floor space incorporates a cycle surgery, wash down facility, lock storage and water fountains to ensure that the needs of two wheeled commuters are fully served.

END OF JOURNEY FACILITIES

CHANGING ROOMS, SHOWERS & LOCKERS

Housed within striking pods at mezzanine level, high quality changing rooms and showers will be equipped with hairdryers, straighteners, irons, shoe cleaning stations and complementary towels and toiletries, as well as housing numerous lockers and areas for drying wet clothes.

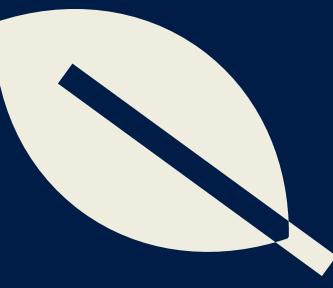
SUSTAINABILITY

TARGET ACCREDITATIONS

10 King William Street will be market leading in its approach to sustainability. In line with Helical's wider portfolio, the building will be targeting BREEAM Outstanding, Nabers 5*, WELL Platinum enabled and EPC A. Combining cutting edge smart building technology with intelligent design, the building will minimise carbon emissions in operation, while providing optimum comfort and personalisation options for occupiers.

BREEAM

BREEAM
OUTSTANDING



BIODIVERSITY
NET GAIN OF 25%



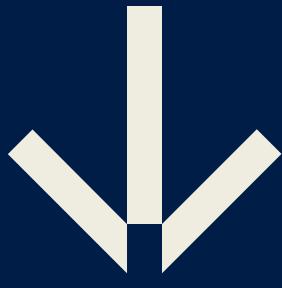
NABERS 5*



WELL
PLATINUM

A

EPC A



MINIMISE CARBON
EMISSIONS

A SPACE THAT NURTURES

In line with Places For London's Sustainable Development Framework, 10KWS will seek to not only achieve excellence within its own walls, but contribute positively to the environment and community in which it is located with early commitments to inclusive design and thoughtful landscaping, enhancing local biodiversity and ecology.

Working to stringent targets, 10KWS will minimise embodied carbon and waste during construction, using recycled and sustainably sourced materials whenever possible.



SMART-TECH

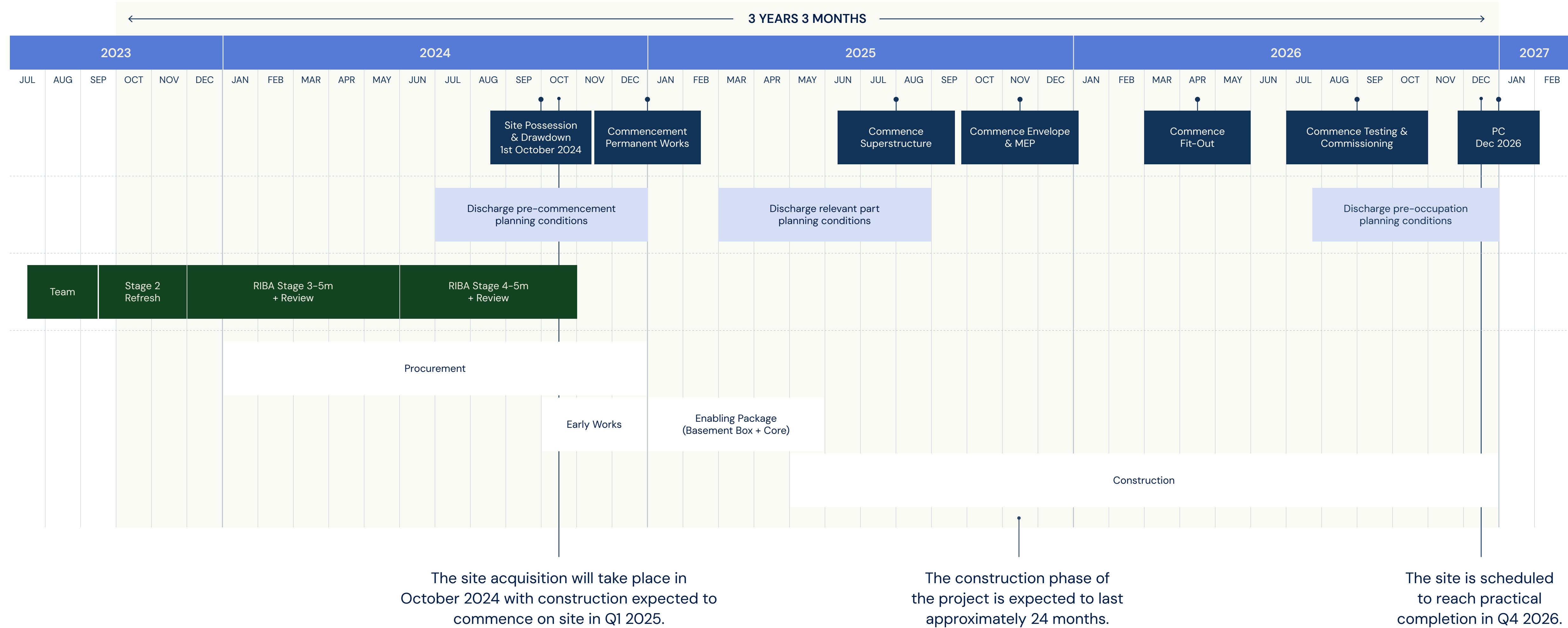
A SMART SUSTAINABLE PLACE

Sustainability and smart building tech go hand in hand and 10 King William Street will be market leading in its approach, with cutting edge systems including:

- Bespoke building app for system control, access and connectivity at your fingertips
- Market leading base build systems, enabling granular control, maintenance and customisation options
- Extensive sensor network monitoring real time building conditions and usage and enabling smart and sustainable occupation
- Potential via tenant fit out to enable meeting room/desk booking and other customisation options
- Exemplary connectivity credentials



PROJECT TIMELINE



FLOORPLANS

AREA SCHEDULE

LEVEL	OFFICE SQ FT	RETAIL SQ FT	TERRACE SQ FT
7	11,657	-	3,115
6	16,524	-	2,994
5	21,994	-	398
4	22,399	-	-
3	22,424	-	-
2	22,416	-	-
1	22,397	-	-
G	-	1,952	-
Total	139,810	1,978	7,263

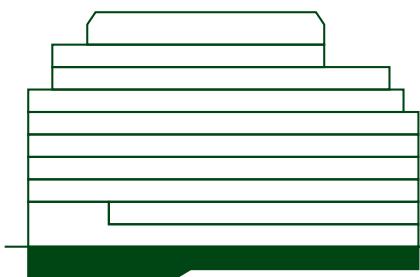


PLANS

BASEMENT

Amenities

N



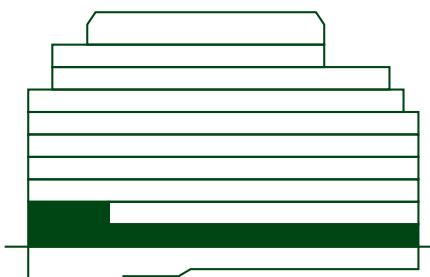
PLANS

GROUND

Amenities

Retail

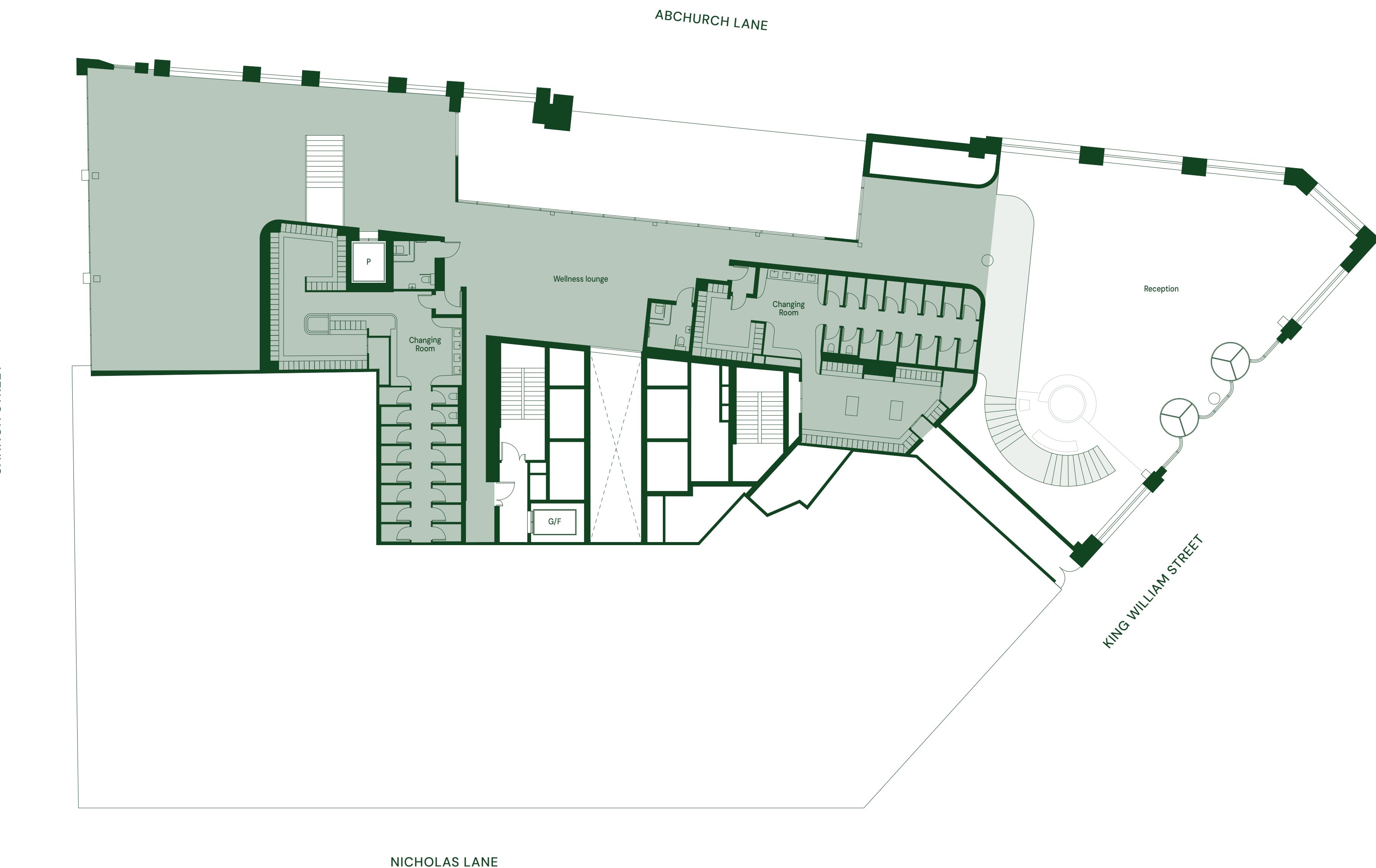
1,952 sq ft



PLANS

MEZZANINE

Amenities



PLANS

LEVEL 1

Office Space
22,397 sq ft

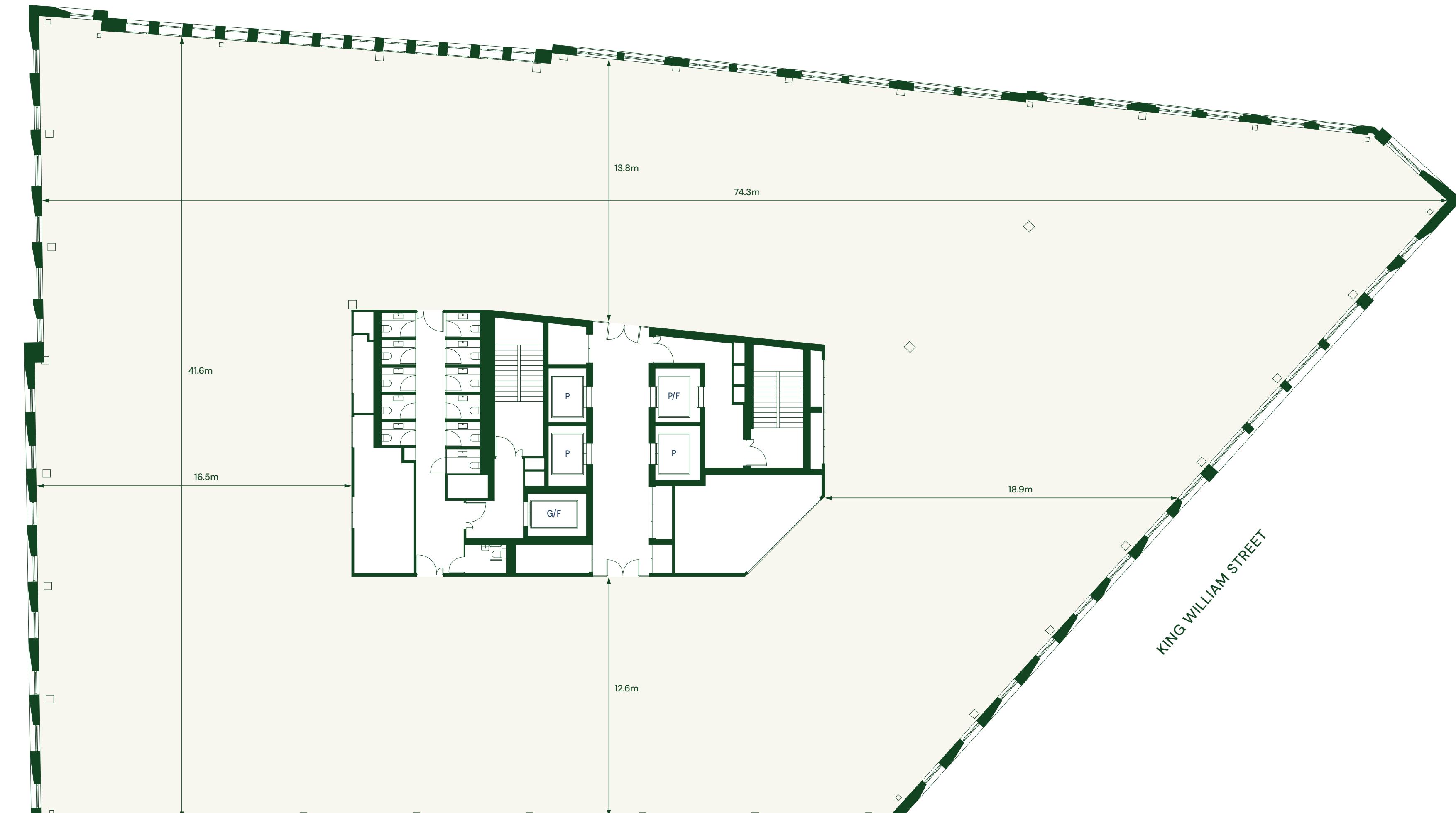


CANNON STREET

NICHOLAS LANE

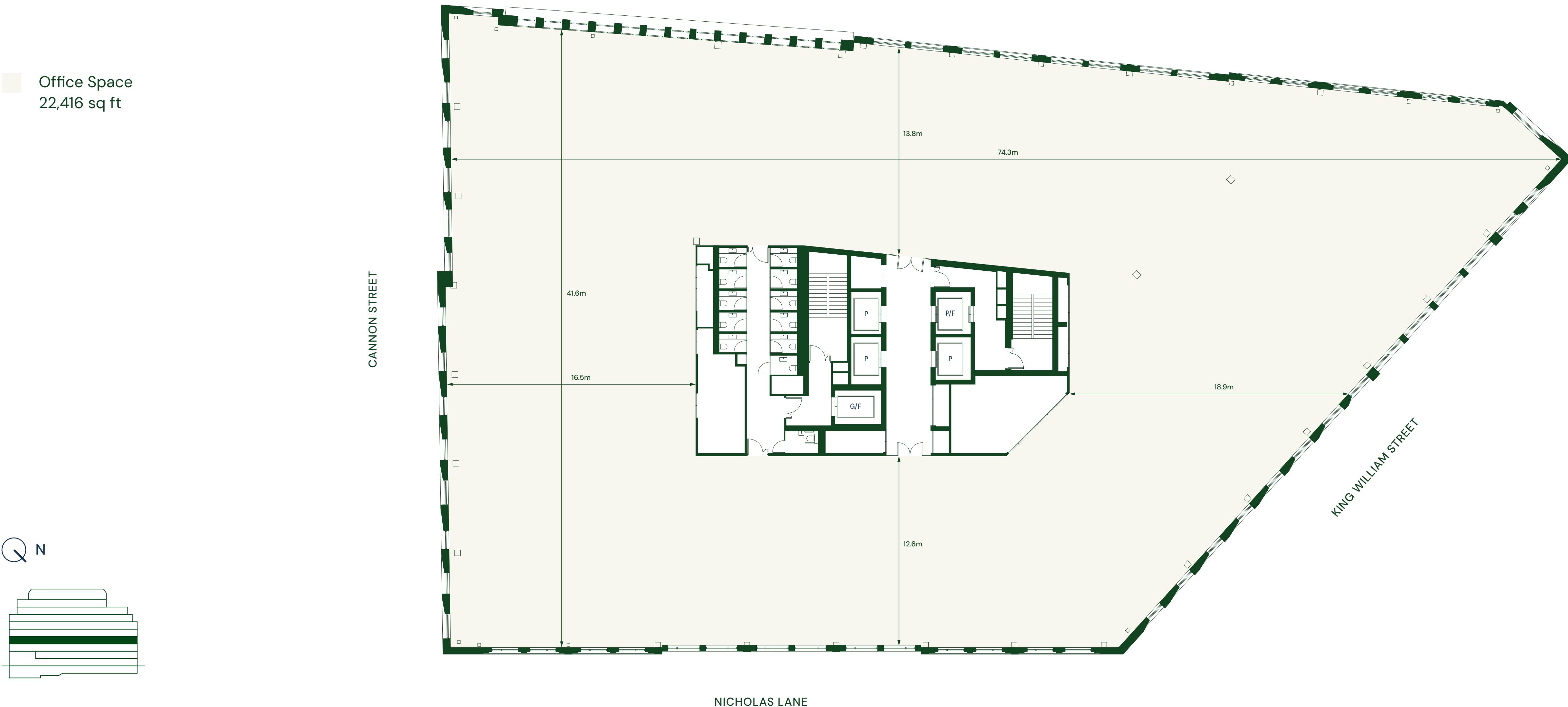
ABCHURCH LANE

KING WILLIAM STREET



PLANS

LEVEL 2



PLANS

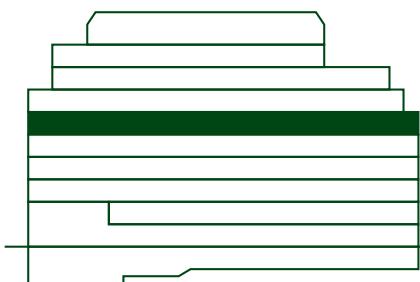
LEVEL 3



PLANS

LEVEL 4

Office Space
22,399 sq ft



PLANS

LEVEL 5

- Office Space
21,994 sq ft
- Terrace
398 sq ft



PLANS

LEVEL 6

- Office Space
16,524 sq ft
- South Terrace
1,488 sq ft
- North Terrace
2,262 sq ft



PLANS

LEVEL 7

- Office Space
11,657 sq ft
- Terrace
3,115 sq ft



THE PROJECT TEAM

HELICAL

Helical plc are a leading London-focused property investment and development company who create sustainable and inspiring workplaces which are technologically smart, rich in amenities and promote employee wellbeing.

Market leaders in their approach to both sustainability and smart building technology, Helical strive to minimise carbon during both the construction of buildings and crucially, throughout the building's ongoing operation. Smart technology is seamlessly integrated into the building fabric to allow truly sustainable and informed occupation.

Most importantly, occupier wellbeing and enjoyment is at the heart of all Helical buildings with amenity provision, access to outside space and beautiful design at the forefront of their activities.

THE JJ MACK BUILDING



THE TEAM



DEVELOPER

Places for London is Transport for London's property company. With a portfolio valued at £2bn, generating gross income of £83m an investment strategy to see the organisation double the total asset value over the next 10 year, the organisation have big plans for the capital.

MCLAREN

MAIN CONTRACTOR

The McLaren group of companies operates in construction, property, development and investment in the UK and UAE, offering integration of these services to meet customer needs.

McLaren Construction was founded on a can-do attitude, underpinned by the values of Together, Supportive, Agile and Proud.

Established in 2001, McLaren has become one of the UK's most successful privately owned businesses, with around 1000 employees, applying sector-leading expertise in sustainability and digital construction.

Operating across a variety of sectors, where innovative and bespoke construction solutions deliver safe buildings for our customers and the communities within which we operate.

fletcher priest architects london + kōln + rīga

ARCHITECTS

Fletcher Priest is an award-winning, cosmopolitan design practice formed of a highly collaborative group of people and led by a partnership group with wide ranging internal and external interests. The practice has studios in London, Cologne and Riga with the majority of the teams based in the UK.

TLW

PROJECT MANAGER

Third London Wall is a specialist project management and cost consultancy firm with a proven track record in UK property developments. Our unique approach ensures we manage all aspects of design, procurement, construction, and handover to meet time, cost, and quality targets.

Founded in 2020 by Mike Blinco, we are a privately owned firm with a team of 35 experts. We have experience in commercial office spaces, hotels, hospitality projects, life sciences, student accommodations, and private residential schemes.

THE TEAM



STRUCTURAL ENGINEER

Established in 1982, Robert Bird Group (RBG) is a global consulting engineering firm with over 700 staff across twelve offices. We offer expertise in Structural, Civil, Construction, Geotechnical (UK & MENA), and Virtual Design & Construction (VDC) engineering.

Our services, offered individually or combined, cater to projects of all sizes in various sectors. We focus on our clients' needs and deliver their vision through early design engagement.

MEP ENGINEER

Hoare Lea is an award-winning engineering consultancy with a creative team of engineers, designers, and specialists. We deliver innovative MEP, environmental, and sustainability solutions, bringing buildings to life and ensuring lasting performance.

As the UK's largest MEP consultancy, we build on 150+ years of expertise, shaping industries and winning awards for both our firm and clients. Focused on the future, we uphold our legacy of excellence and innovation.

COST CONSULTANTS

Core Five was founded in 2012 and are proud to have become an Employee Ownership Trust (EOT) in 2023. Now a 180-strong team, we provide world-class Cost Consultancy and Employer's Agent services to market leading Clients.

From complex commercial, residential, mixed-use and towers, to unique cultural venues and international stadia, Core Five has been a driving force in supporting some of the most complex, innovative, and sustainable projects in the UK and internationally.

10KING WILLIAM ST

10KWS.COM

10 KING WILLIAM ST,
LONDON EC4N 7TW



placesforlondon.co.uk

HELICAL

helical.co.uk



Dan Gaunt
dan.gaunt@knightfrank.com

Abby Brown
abby.brown@knightfrank.com



Matt Mycock
mattthew.mycock@jll.com

Jason Collier
jason.collier@jll.com

APPENDIX

BUILDING SPECIFICATION

OCCUPATIONAL DENSITIES

Office occupancy: 1:10m²/person

Office means of escape: 1:6m²/person

Toilets: Levels 01 to 05: 1:8 (with 1No. unit overprovision on each floor)

Levels 06 to 07: 1:8 (with 2 No. units overprovision on each floor)

FLOOR LOADING

- 2.5 kN/m² (live loads)
- + 1.0 kN/m² (partitions additional to live loads)
- + 1.0 kN/m² (SIDL- Super imposed dead loads)

Refer to RBG loading plans for more in detailed loading allowances.

SUBLETTING STRATEGY

The floorplate design, vertical circulation layout and services riser strategy is based on the ability to provide up to two tenant demises per floor on levels 01 to 06. Level 07 is designed as a single tenancy due to the size of the floorplate.

AIR CONDITIONING

Office floorplates designed to BCO zoning, typically with a FCU at 6m intervals at façade and 1No. unit serving ~40m² (An aggregated value over our test floor, generally 1 per ~27m² at perimeter zones & 1 per ~50-70m² internally).

OFFICE TEMPERATURES

Office space:

- Winter (mean): 20 degrees +/- 2 degrees
- Summer (mean): 24 degrees +/- 2 degrees

Entrance/reception:

- Winter (mean): 20 degrees +/- 2 degrees
- Summer (mean): 24 degrees +/- 2 degrees

POWER

Office lighting demand: 5.5W/m² (CAT A @ 4.5W/m², CAT B @ 1W/m²)

Equipment:

- 6W/m² (on floor peak)
- 12W/m² (spot load allowance)

COOLING SYSTEMS

Cooling to the building will be provided by CHW generated by 3No. 4 pipe ASHPs located within the plant room on the 8th floor.

Cooling to the landlord accommodation in the core areas (primarily lift lobbies) will be provided by FCUs fed from the secondary CHW circuit. Two tenant risers will have branch connections on each floor, providing flexibility for 2No. tenants per floor with exception to level 07 as required.

For the retail unit at ground floor, a dedicated VRF system is proposed, to be fitted out by the retail tenant.

Roof plant space & riser provision have been included and coordinated within the shell & core.

VENTILATION RATES

Office Floorplates:

Over Levels 01-05 a decentralized ventilation system is incorporated, with each half floor plate served by a dedicated AHU.

On levels 06 and 07, a Variable Air Volume (VAV) fresh air distribution system has been installed. Both systems offer optionality to minimize off-peak operational energy by providing flexibility for the air systems to work on an 'As occupied' zone of the floorplate as well as a whole floorplate basis.

Offices:

1.4 l/s/m² (approx.) fresh air rate quantity set to facilitate future CAT B fit out

Core:

Core WCs, WC lobby & lift lobbies are served from a dedicated supply and extract AHU, supplying air to the Lift & WC lobbies and extracting from the WC cubicles.

Toilets:

- 10 air changes/hr. extract
- 10 air changes/hr. supply
- 10 air changes/hr. supply to toilet lobby

Lift Lobby:

- 0.5L/s/m²

Basement, Ground floor and mezzanine:

General mechanical ventilation by basement AHUs, separate systems serving:

- Reception @ 12L/s/occ @ 16 occupants
- Basement North
- Basement South
- Changing/ Lounges and GF Cycle store
 - 10ACH over wet area/ 6ACH to changing
 - Lounges @ 12L/s/occ @ 1:8m² density

For the GF retail unit, a louvred band is provided at high level ground to allow for general ventilation plant to be fitted out by the retail tenant. Roof plant space & riser provision have been included and coordinated within the shell & core for a commercial kitchen extract system.

Smoke ventilation to the basement floor will be provided either:

- Mechanically: the system designed to operate at 10 air changes per hour in any single fire compartment

Terrace:

External and not ventilated. Pavilion served by roof mounted LO6 and O7 AHU.

CRITICAL DIMENSIONS

Office space designed based on a 1500 x 1500mm planning grid.

Floor to floor heights:

- Levels O1 to O4: 3900mm
- Levels O5 to O7: 4200mm

Floor to underside of ceiling:

- Levels O1 to O7: 2755mm

Floor finish zones:

- FFL to SSL = 150mm for Levels O1-O4 (112mm floor void, 31mm raised floor tiling, 7mm finish zone)
- FFL to SSL = 400mm for Levels O5-O7 (362mm floor void, 31mm raised floor tiling, 7mm finish zone)

Ceiling zones:

- u/s slab to u/s of suspended ceiling = 800mm + 65mm tolerance for Levels O1-O4
- u/s slab to u/s of suspended ceiling = 830mm + 65mm tolerance for Levels O5-O7

Office reception – Floor to ceiling height:

- 6000mm AFFL (double height space)
- 2630mm AFFL (single height space)

SUSTAINABILITY

- BREEAM Rating – Outstanding
- EPC Rating – A (targeted)
- WELL Enabled to allow tenant to achieve Platinum rating – WELL Rating – Platinum (Core)
- NABERS UK 5* (targeted)

LIGHTING

LED lighting provided throughout the office space at 300 lux average at the working plane, with a uniformity of 0.6 minimum.

POWER SUPPLY

The electricity supply will be metered at Low Voltage, supplied via Three Phase and Neutral (TP&N) cable at 400V (+10%, -6%) and 50Hz frequency. The preliminary estimated maximum demand is 1,500 kVA.

WCS

- A total of 81No. WCs on typical floors
- All WCs are 100% gender neutral
- Levels O1-O6 = 12 WCs (10No. superloos + 1No. ambulant superloo + 1No. accessible unit) on each floor
- Level O7 = 9 WCs (7No. superloos + 2No. accessible units)

LIFTS

- 4no 21-person high speed passenger lifts (3no dedicated and 1no through car passenger/ firefighters lift)
- Population 1 person/10m² with 80% utilization
- Average waiting time (up peak) <28 seconds
- Morning Handling capacity (up peak) 12% (of total population) in a 5 min period, of which 80–85% Incoming (tenancy split dependent)
- Lunch Handling capacity (2 way) 13% (of total population) in a 5 min period, of which 40–45% Incoming (tenancy split dependent)
- Office goods/firefighting lift serving all floors
- Dedicated cycle platform lift

LOADING BAY

The design of the loading bay allows for a public-facing active space at the ground floor with a shared surface along Abchurch Lane. The consolidated loading bay will serve as a new event space that can be used by tenants and the public during the day, and potentially as an amenity in the evenings, featuring a clear-height space of 6.3m.

Servicing is restricted to specific times, as required by planning. Vehicles move south to north along Abchurch Lane, entering from Cannon Street. As part of a series of inclusive design measures, a designated accessible car parking space will be provided within the service yard with markings and wayfinding to denote safe transfer area to the reception and lobby.

Given the site's central location, a high proportion of deliveries at the site can be expected to be completed by cargo bikes, cycle couriers etc. These types of delivery vehicles necessitate a reduced dwell time and require less space within the loading area. As such, a cargo bike and refuse vehicle could service the site at the same time if required.

The development allows for 32 daily delivery and servicing vehicles per day and will be promoting consolidation of deliveries between tenant to promote a sustainable delivery strategy.

There shall be no trips to the site by delivery vehicles:

- (1) Between 0700 hours and 1000 hours;
- (2) Between 1200 hours and 1400 hours; and
- (3) Between 1600 hours and 1900 hours.

BUILDING DESIGN LIFE

- **Structure:** 50 years
- **External Masonry:** The façade design life is 60 years. Façade components are divided into primary and secondary components. All primary components shall have a predicted service life of not less than the design life of the Contract Works without the need for maintenance, other than regular cleaning. Secondary components are components with a predicted service life of less than the design life of the Contract Works, assuming regular cleaning and maintenance in accordance with information provided by the Contractor. Refer to clause 5.2 of the façade performance specification for a list of primary and secondary components and their design life.
- **Windows and curtain walling framing:** Windows and Curtain wall framing are primary components (see answer above), therefore they have a design life of 60 years. Refer to clause 5.2 of the façade performance specification for a list of primary and secondary components and their design life.
- **Roof coverings:** 25 years (TBC – Subcontractor Confirmation)
- **M&E Services:** Life expectancy is generally in accordance with CIBSE Guide M, Maintenance Engineering and Management, Appendix 12.A1 Indicative economic life expectancy (January 2020)

RECEPTION FINISHES

The design language of the interior uses curves, soft forms and natural materials to compliment the strong architectural features of the entrance. Once inside the building, visitors and users are greeted by a large double-height volume and a feature stair providing access to the mezzanine level above.

A feature tree in a stone planter with minimal timber benches draws the eye and provides seating space. The feature stair clad in solid timber battens shapes the internal volume and allows for the tree to be experienced from around and above.

The reception lobby will feature textured and fluted materials guided by the following themes: structural and monolithic, and textured and refined. The concept for the reception is that of a cavernous shell.

OFFICE SPACE FINISHES

- Office floorplate designed to CAT A specification
- Exposed raised flooring
- Suspended ceiling with demountable metal panels for service access and maintenance and recessed fittings
- Painted plasterboard wall finish with flush skirting and concealed riser doors.
- Exposed structural columns painted with a decorative finish
- Full-height glass doors to lift lobbies

STANDBY POWER

The generators used for essential life-safety supplies will provide power to the supplies within 30 seconds of the failure of the primary supply.

LIFE SAFETY SUPPLY

A separate landlord switch-panel will be provided for secondary power supplies the life-safety and other critical systems, - fireman's lifts, smoke extract fans, smoke ventilation systems, drainage sump pumps, security systems and telephone/data main systems etc. This secondary landlord switch-panel will be supplied from the standby generator.

CONNECTIVITY

2No. Comms Intake Rooms will be available within the building. Engagement has occurred with Openreach to ensure 2No. WAN Connections are available. The locations of the Comms Intake Rooms have been chosen to allow diverse connections to the Openreach infrastructure network, which will allow each of the WAN connections to be routed to different exchanges, maximising resiliency and uptime.

BUILDING AMENITIES

- 298 cycle spaces including 30 folding bike storage lockers
 - Bike repair and washdown stations
 - Water fountains
 - 30 showers (14 male, 14 female and 1 accessible and 1 gender neutral)
 - 300 lockers split equally over the two changing rooms
 - Extensive wellness lounge and informal working zones
- The BMS shall be integrated with multiple additional technologies which are to be deployed at 10 King William Street, these include but are not limited to below. Allowance is included in the IT infrastructure for tenant fit out of smart building systems and sensors to enable control based on: occupancy, air quality, room booking etc.
- **Air Quality (AQ):** Integration of AQ sensors, distributed throughout the building including meeting rooms/breakout spaces shall be integrated as part of ventilation control system via the BMS.
 - **Occupancy Sensors:** Integration of meeting room/breakout spaces live occupancy rates to drive heating/cooling/ventilation, i.e. no occupancy shall drive set back scenario via the BMS.
 - **Meeting room booking:** Integration of room booking system with BMS to drive ventilation/heating/cooling setback. Meeting room set back override if occupancy detected.