

# Workspace Reimagined

AURORA

Floors from  
5,700 sq ft to  
19,300 sq ft

Arriving  
February 2024



# High spec & innovative

## Building Specification

- 174,000 sq ft of fully refurbished office space including a new communal rooftop terrace
- Double height reception with integrated café, meeting and presentation space
- Large flexible floor plates with minimal internal columns (typically 19,300 sq ft)
- 2.75m clear floor to ceiling height / 3.6m floor to exposed ceiling
- High quality male, female and accessible WCs on each floor
- All floors completed to 'Shell & Floor' specification
- Range of ceiling options (full suspended metal ceiling, rafts or fully exposed) – all reducing abortive fit-out costs / waste reduction
- Design density 1:8 sq m
- 61 secure car parking spaces with 4 wheelchair accessible parking spaces

## Amenity

- 4,000 sq ft communal rooftop terrace
- 200 bicycle spaces – with dedicated cycle lift
- 21 showers and 200 lockers
- Fitness studio

## Sustainability

- EPC 'A+' (energy use of only 36 kWh / m<sup>2</sup> / pa)
- BREEAM 'Excellent'
- 77.4% of Embodied Carbon retained (embodied carbon assessment in process)
- Net Zero Carbon in operation (all electric / no fossil fuels)
- New energy efficient M&E throughout (including innovative Hybrid VRF)



# Integrated Meeting & Café Space



with Energising  
Biophilic Design

# The Space

Roof Level	-	Communal Rooftop Terrace: 4,000 sq ft
9th Floor	17,481	
8th Floor	17,481	Each Terrace: 700 sq ft
7th Floor	19,195	
6th Floor	19,050	
5th Floor	19,375	
4th Floor	19,375	
3rd Floor	19,375	
2nd Floor	19,375	
1st Floor	12,010	West: 5,713 sq ft / East: 6,297 sq ft
Ground	9,841	West: 3,767 sq ft / East: 6,074 sq ft
Lower Ground	603	24 Car Spaces / 200 Bike Spaces
Basement	581	37 Car Spaces / Storage Space

**Total 173,742 sq ft**

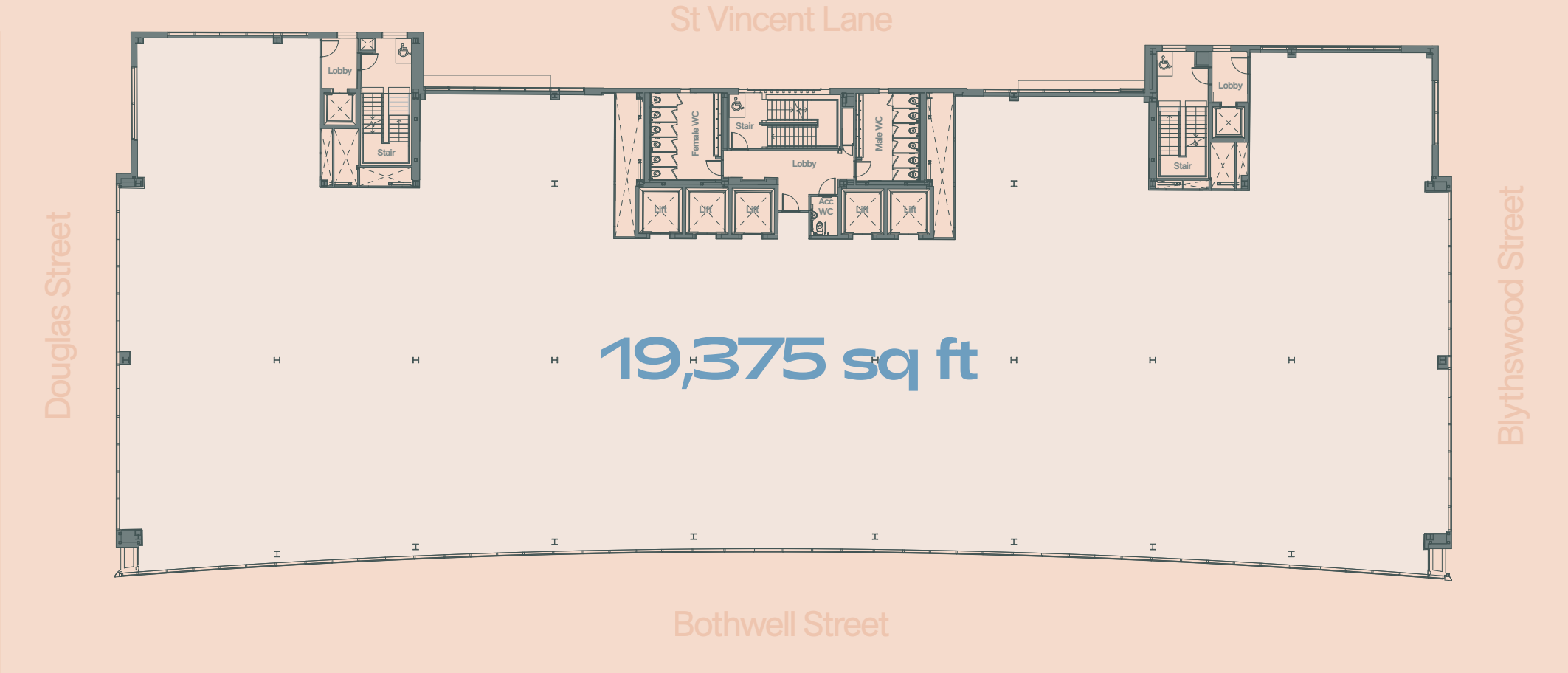


Relax &  
Unwind

on the Rooftop Terrace



# Typical Floor (2nd - 5th)



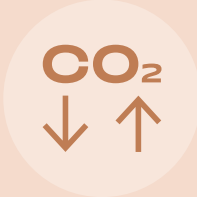
- 2.75m clear floor to ceiling height / 3.6m floor to exposed ceiling
- 73% full height glazed elevations
- Shell & floor delivery with flex ceiling options

# Aurora delivers...

## Our Environmental Credentials



77.4% of Embodied Carbon **Retained**



**Net Zero Carbon** in operation (all electric)



New **energy efficient M&E** throughout (including Hybrid VRF)



Unique **Hybrid VRF** - less refrigerant, **38% Lower GWP**

## Superb Staff Facilities



Double height reception with **integrated meeting & café space**



**4,000 sq ft roof terrace**, wellness area & fitness studio



**High quality 'end of journey' facilities** - 200 cycle racks, 200 lockers & 21 showers



**Prime location in the city centre** surrounded by amenities & transport links

## Fully Flexible Space



**Auditorium, Podcast and Townhall** meeting space



174,000 sq ft over **10 floors** with flexible floor plates of **19,300 sq ft** (typical floor)



Range of **floors** available



**Smart-tech** sensor network driving efficiencies



# AURORA

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