

# SURFACES

# OFFICES

# RETAIL UNITS

# COMMERCIAL WAREHOUSES



**Delivery** : open-space



**Modulation** : 1,25m  
**Clearance height** : around 2,85m



**Triple glazing** : some openable  
**External blinds** : automatisés



**Ceilings** : exposed concrete finishing



**Floor** : carpet (office), antistatic and optimized acoustics. Natural stone (common walkways)



**Floor boxes**: basic quantity delivery; 4 electric and IT sockets  
**Technical false floor**: 27cm, locally <  
**Power generator**



**Energy efficiency rating**: A/B



**Heating and cooling**: thermoactive slab, geothermal energy and free cooling  
**Ventilation** : 1 vol/h



**Light fittings** : LED, with move and brightness sensors



**Access** with videophone  
**Access control** via badges  
**Fire detection**



**Connectivity** : fiber optic



**Separate convenience**: Female, male and disabled people  
**Showers** : In basement, female and male



**Elevators** : 4



**Bikes parking** : dedicated room in basement

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 Access and location

 Lay-out

 Design



**Delivery** : shell and core, with smooth screed floor



**Clearance height** : 3,20 m until 3,60 m



**Triple glazing** : some openable



**Maximum load** : 800 kg/sqm



**Fan coils** : to be installed by the tenant  
**Ventilation** : piping pending



**Piping and fluids**: connections pending



**Sprinkler system** : inlet pending, if necessary tenant to organize a legal distribution

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 Access and location

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**Delivery** : ready for use surface (smooth screed floor, light fittings, sockets)



**Grid** : 5 to 6 m.  
**Clearance height**: 4,50 to 5 m.



**Maximum load** : 1.800kg/sqm



**Doors** sectional or hinged door and windows



**Heating / Ventilation**: fan coils



**Sprinklage** : Installation based on risk class (Lagerisiko) HHS, type of storage (Lagerart) ST4, Category II. To be adapted according to the activity of the tenant



**Convenience facilities** : standard sanitary block