



THE
PORTLAND
BUILDING
BRIGHTON

SUMMARY SPECIFICATION

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OCCUPANCY

General Occupancy:	1:8 sq m
Means of escape:	1:6 sq m
Internal climate:	1:8 sq m
Lift provision:	1 person per 8 sq m (with 20% absenteeism)
Sanitary Provision:	1 person per 8 sq m

OFFICE FLOOR LOADINGS

Imposed loading & partitions:	7.5 kN/m ²
RAF and Ceiling:	0.85 kN/m ²
Roof plant area:	3.0 kN/m ²

FLOOR HEIGHTS

Office areas: 2.8 m

RAISED ACCESS FLOOR

Floor zone: 150 mm including tile

FIRE STANDARDS

In line with building regulations.
Means of escape based on an
occupational density of 1:6 sq m.

BREEAM RATING

Target 2018 BREEAM "Excellent"

EPC RATING

Target EPC 'A' Rating



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STRUCTURE

Foundations: Reinforced concrete ground beams and pile caps, which are supported on bored cast in place piles.

Superstructure: Steel frame

PASSENGER LIFT

Number: 2 x 13 person lifts

Each lift to include secure access control.

Waiting times and operating speed to comply with BCO.

AIR CONDITIONING SYSTEM

The open plan office areas will be served by VRF fan coil units which provide heating and cooling under central control.

ELECTRICAL SERVICES

Dedicated tenant electrical and comms riser
Incoming building LV supply via internal 11kV electrical sub- station. Internal LV electrical mains distribution to each floor level.

ELECTRICAL LOADINGS

Electrical load allowances:

Lighting	5 W per sq m
Small power	20 W per sq m
Supplementary small power	10 W per sq m
Mechanical plant power	40 W per sq m

The load allowances noted are inclusive of all electrical demands across the floorplate, including both landlord Cat A and tenant Cat B installed equipment.

CONNECTIVITY

Two geographically diverse incoming conduits offer diverse telecommunication routes to two separate and secure telecoms rooms within the building.

ACOUSTIC LEVELS

Office	NR40
Toilets	NR45
Staircases	NR45
Reception Area	NR40

SECURITY

Internal and external perimeter CCTV camera surveillance system to all building common areas (internal and external), exits and entrances.

Secure access control to all building entrances and within each of the lifts.

WIREScore

Wirescore Gold rating has been achieved at the building.

OFFICE DESIGN TEMPERATURES

Winter temperatures: Internal offices 21°C +/-2°C, no RH control

Summer temperatures: Internal offices 22°C +/-2°C, no RH control

OFFICE FRESH AIR SUPPLY

12 l/s per person. One person per 8m²

METERING

Electric metering shall be provided to each floor located locally at the tenants mains distribution panel to separately monitor: lighting, power and mechanical power. Water supply to each half of the office floors is metered. All metering information shall be gathered at the BMS.

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INTERNAL FINISHES

OFFICE FLOORS

- Ceiling: 600mm x 600mm micro perforated metal tiles with adhered acoustic fleece backing in an exposed metal suspension system
- Columns: Plaster board dry lined with painted finish
- Walls: Plasterboard dry lining with filled and taped joints decorated with vinyl matt finish emulsion paint
- Floor: 600mm x 600mm raised access floor

RECEPTION

- Ceiling: Plasterboard and feature open cell ceiling
- Walls: Feature green wall, multicolour tiles and plasterboard dry lining with filled and taped joints decorated with vinyl matt finish emulsion paint.
- Floor: Two types of large format tiles and a recessed mat-well to the entrance
- Desk: Bespoke reception desk

TOILETS

Full height partitioning system between cubicles with feature full height joinery panel and door system with stainless steel ironmongery. Full height mirror to the end wall.

CHANGING FACILITIES

- Showers: 4 unisex showers and changing booths, along with a unisex accessible shower and changing room.
- Lockers: 38 lockers.
- Drying Room: A dedicated drying room is included within the changing area.

CYCLE STORAGE

38 secure cycle spaces are accessed via the cycle ramp. Charging points for electric bikes and scooters are included. A bike maintenance area with tools is included in the secure cycle parking area.



SUSTAINABILITY



HIGHLY SUSTAINABLE

BREEAM Excellent
and EPC A rating



FULLY ELECTRIC

Fossil fuel free
building



CHARGING POINTS

6 electric bike and scooter
charging points



NET-ZERO

Operational Net
Zero Carbon



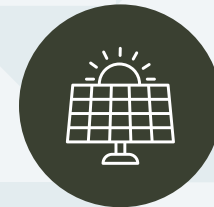
CYCLING

38 secure cycle
spaces



ECOLOGY

2 living green walls and
a biodiverse green roof



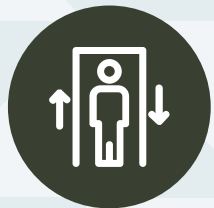
SOLAR PANELS

160m2 photovoltaic
panels



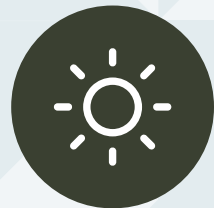
CARBON

Embodied Carbon -
RIBA 2030 compliant



LIFTS

Regenerative braking
lift technology



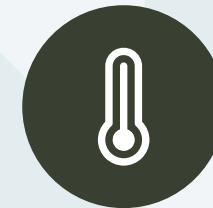
NATURAL LIGHT

North and East facing glazed
elevations provide natural
daylight across the floorplates



SOUTH FACING

South facing brick elevation
to reduce heat build-up



HEAT EFFICIENT

Heating and cooling provided
by highly efficient air source
heat pumps



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