



THE  
**GUILDWAY**

GUILDFORD · SURREY

A PRIME M25  
OFFICE FUNDING PROPOSAL

# THE GUILDWAY

## CONTENTS

**Introduction**

**Investment Summary**

**Guildford**

**The Guildway**

**Specification Summary**

**Schedule of Accommodation**

**Guildford's Office Market – The Case for Development**

**Investment Proposal**

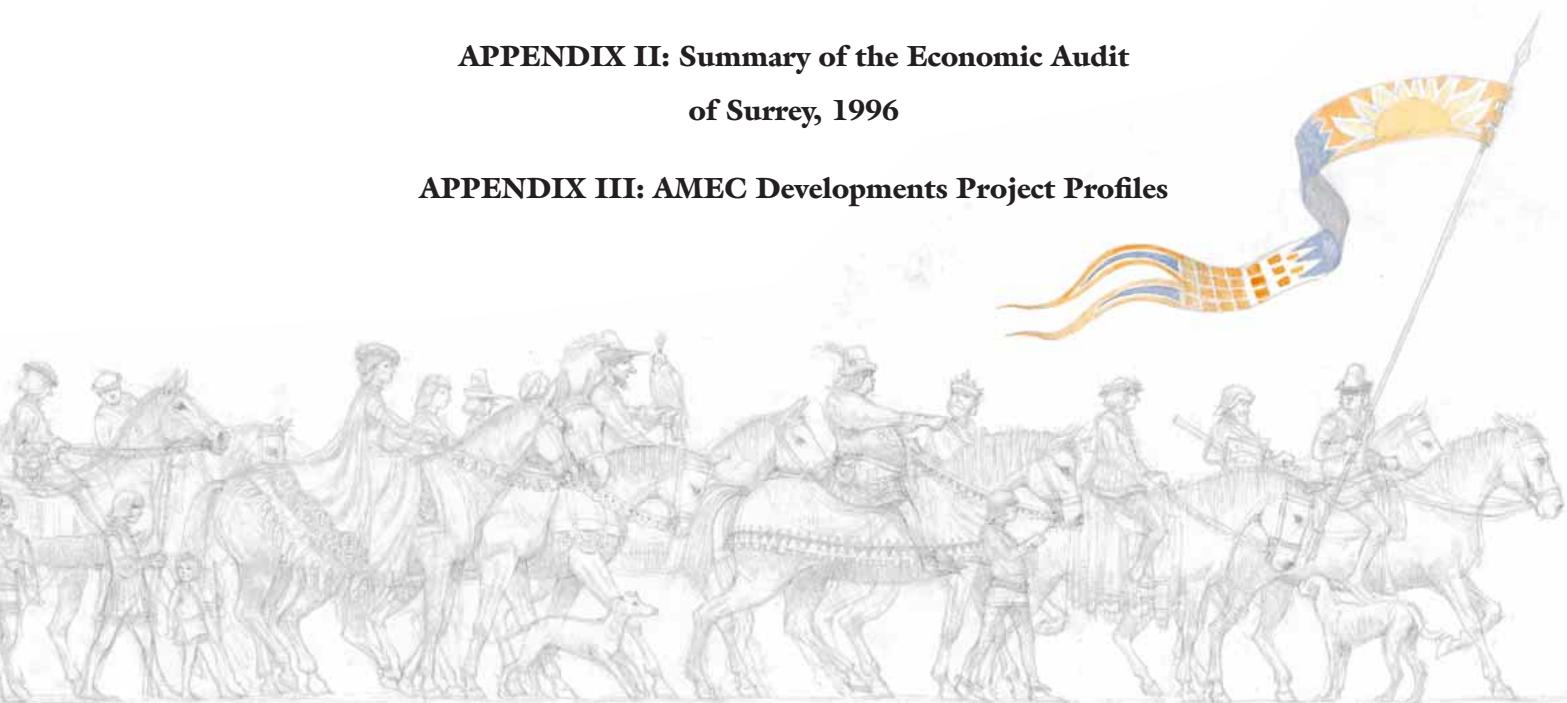
**The Professional Team**

## APPENDICES

**APPENDIX I: Building Specification**

**APPENDIX II: Summary of the Economic Audit  
of Surrey, 1996**

**APPENDIX III: AMEC Developments Project Profiles**



# THE GUILDWAY

## INTRODUCTION

DUNLOP HEYWOOD are pleased to have been instructed by AMEC Developments Limited to approach a limited number of institutional investors to seek a funding partner for Phase I of The Guildway, Guildford, an exceptional office development in one of the South-East region's most vibrant commercial centres.

The Guildway will occupy a fully self-contained site of some 3.84 hectares (9.49 acres) located in a tranquil setting within 1½ miles of the heart of Guildford's commercial area and within easy reach of the A3 Trunk road and M25 Motorway.

Phase I of The Guildway will comprise two air-conditioned office buildings providing a total net office area of 5,621 sq m (60,506 sq ft). Each building will be constructed on three levels and will benefit from exceptional car parking provision and set within a fully landscaped site with outstanding views over the adjoining Surrey countryside.

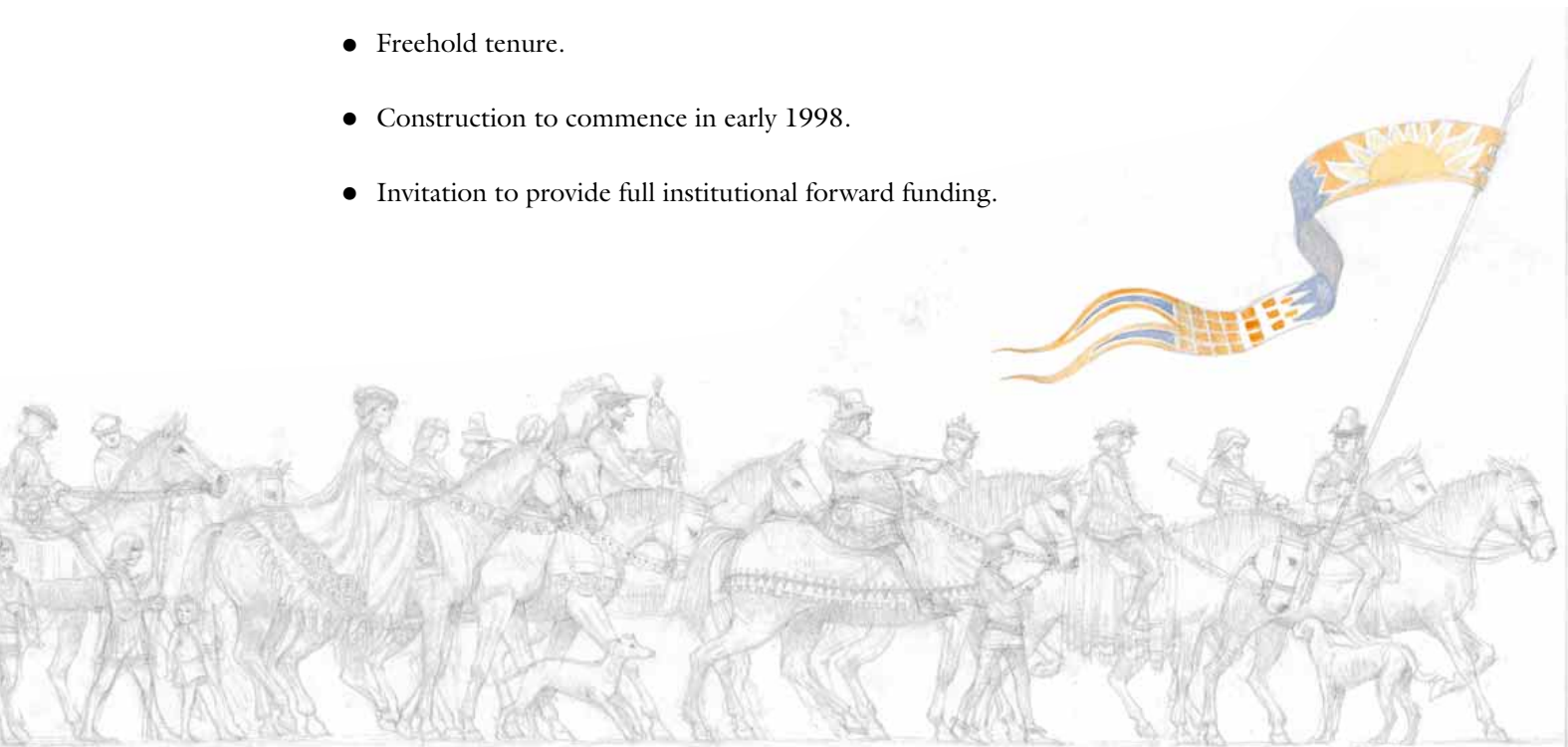
The buildings are scheduled for completion in Spring 1999 and will involve the successful purchaser in an overall commitment of approximately £17m.



# THE GUILDWAY

## INVESTMENT SUMMARY

- GUILDFORD – A prime M25 office location with an extremely limited supply of vacant office accommodation, no new buildings currently available and only 2,495 sq m (26,860 sq ft) currently under construction.
- A wholly self-contained business environment within 2.4km (1.5 miles) of the heart of Guildford's commercial centre, 4km (2.7 miles) of the A3 Trunk road and 13km (8 miles) from the M25 Motorway.
- 5,621 sq m (60,506 sq ft) of office accommodation provided within two buildings as Phase I of this scheme which, upon completion, will total 10,286 sq m (110,720 sq ft) in four office buildings.
- 2 flexible, high specification, air-conditioned office buildings providing well proportioned and highly useable internal accommodation and a prestigious external appearance.
- A fully landscaped site providing an exceptional car parking ratio of 1 space per 16.7 sq m (1:180 sq ft) of net office area.
- Freehold tenure.
- Construction to commence in early 1998.
- Invitation to provide full institutional forward funding.



# THE GUILDWAY

## GUILDFORD

Guildford is the county town and principal commercial and administrative centre of the county of Surrey. The town has a long established heritage as an important regional centre and its reputation has been built upon in the years since the completion of the M25 Motorway which, via the A3, provides the town with outstanding access throughout the entire South-East region, within which it is now firmly ensconced as a prime commercial centre.

In addition to its importance as a commercial location, Guildford is a cathedral town, accommodates an internationally respected university and one of the country's leading law schools and is also firmly established as one of the South-East region's largest and most successful retail locations with a number of purpose built shopping centres converging upon the fully pedestrianised High Street.

Guildford's total office stock is calculated at approximately 213,670 sq m (2,300,000 sq ft), the majority of which is accommodated outside of the town centre core area within a number of largely modern, low density office park developments.

Major office occupiers based within the town include:-

*National Grid*

*Ericsson*

*Canon Europe*

*Prime Health*

*Government Office For the South-East*

*Colgate Palmolive*

*Ranger Oil*

*BOC*

*Arco British*



## GUILDFORD

GUILDFORD has an urban area population of approximately 66,000 and a district population of approximately 126,000 inhabitants. It is estimated that some 480,000 persons within 10 miles of the town centre.

By reference to all the recognised benchmark statistics, Guildford's population is both extremely affluent and well trained, both in comparison with average figures for the South-East region and the United Kingdom as a whole. The town's economic performance has borne favourable comparison with regional and national statistics throughout the last two decades and, in many instances, has significantly outperformed.

Given the popularity of Guildford with the currently booming business services and telecommunications sectors, it is perhaps not surprising that business activity in the town has been at a particularly high comparative level in the last few years. The impact of this increased activity is well illustrated in the town's unemployment statistics. Whilst consistently trending below the national and South-East regional statistics for each year since 1990, unemployment in Guildford fell significantly in the 12 month period to May 1997. At this date, only 1.9% of the total workforce was registered as unemployed. This compares with figures of 5.8% for the South-East region and 5.2% for the United Kingdom as a whole.

In 1996, Surrey County Council and Surrey TEC commissioned an economic audit of the county. This provides a detailed breakdown of the economic and employment structure of Surrey and makes projections for the coming years. Highlights of this report are set out within Appendix II of this brochure.

# GUILDFORD

## **Communications**

Guildford benefits from an outstanding communications infrastructure serving central London, the wider South-East region and the rest of the United Kingdom beyond and, via the country's two largest airports, to Europe and all major international destinations.

## **Highways**

The A3 trunk road skirts the western edge of Guildford town centre and provides direct dual carriageway access to central London within 48.3km (30 miles). The A3 also intersects with the M25 London Orbital Motorway at Junction 10 within 11.3km (7 miles) connecting to the rest of the national motorway network beyond. The M3 Motorway can be easily accessed either via the M25 or directly from Guildford at Junction 3 via the A322 within 16.1km (10 miles).

## **Rail**

Guildford benefits from a regular and efficient rail service to London Waterloo with a fastest journey time of 35 minutes.

## **Air**

Guildford is situated between the United Kingdom's two main international airports, Heathrow and Gatwick, both of which can be directly accessed via the motorway system within a 30 minute drive time.



# THE GUILDWAY

## THE GUILDWAY

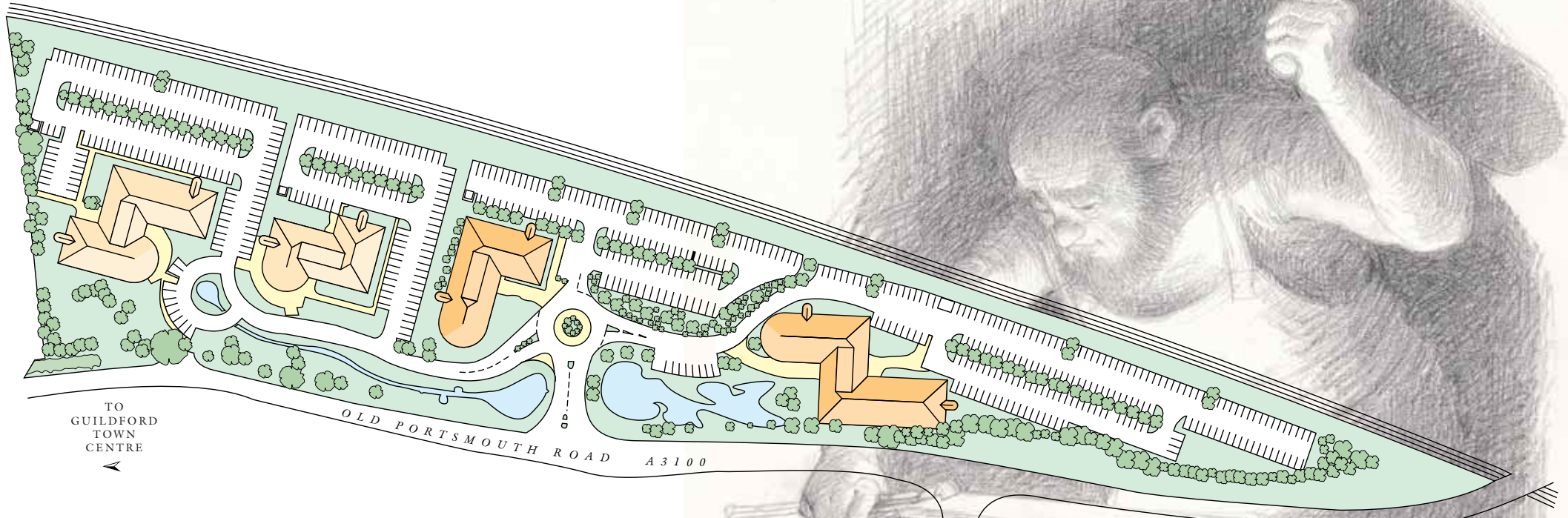
THE GUILDWAY is located less than 2.4km (1.5 miles) to the south of Guildford town centre, the site benefiting from more than 540 m (1,772 ft) frontage to the Old Portsmouth Road (A3100). The development can be accessed from the A3 either through the town centre or via the B3000, both within 5.2 km (3.25 miles). The development is surrounded by open countryside and the buildings will enjoy uninterrupted views towards the North Downs. With this combination of accessibility to Guildford town centre and the A3 and the outstanding amenity of this countryside setting, The Guildway offers a unique opportunity.

Whilst the total site area extends to 3.84 hectares (9.49 acres), the total net floor area to be provided at The Guildway is not planned to exceed 10,286 sq m (110,720 sq ft), this to be arranged in four low rise office buildings. This low density development will allow each of the buildings to be set within a fully landscaped environment including ornamental lakes and extensive planting. Additionally, the development will benefit from an exceptional car parking ratio equating to 1 space per 16.7 sq m (180 sq ft) of net office accommodation.





# THE GUILDWAY



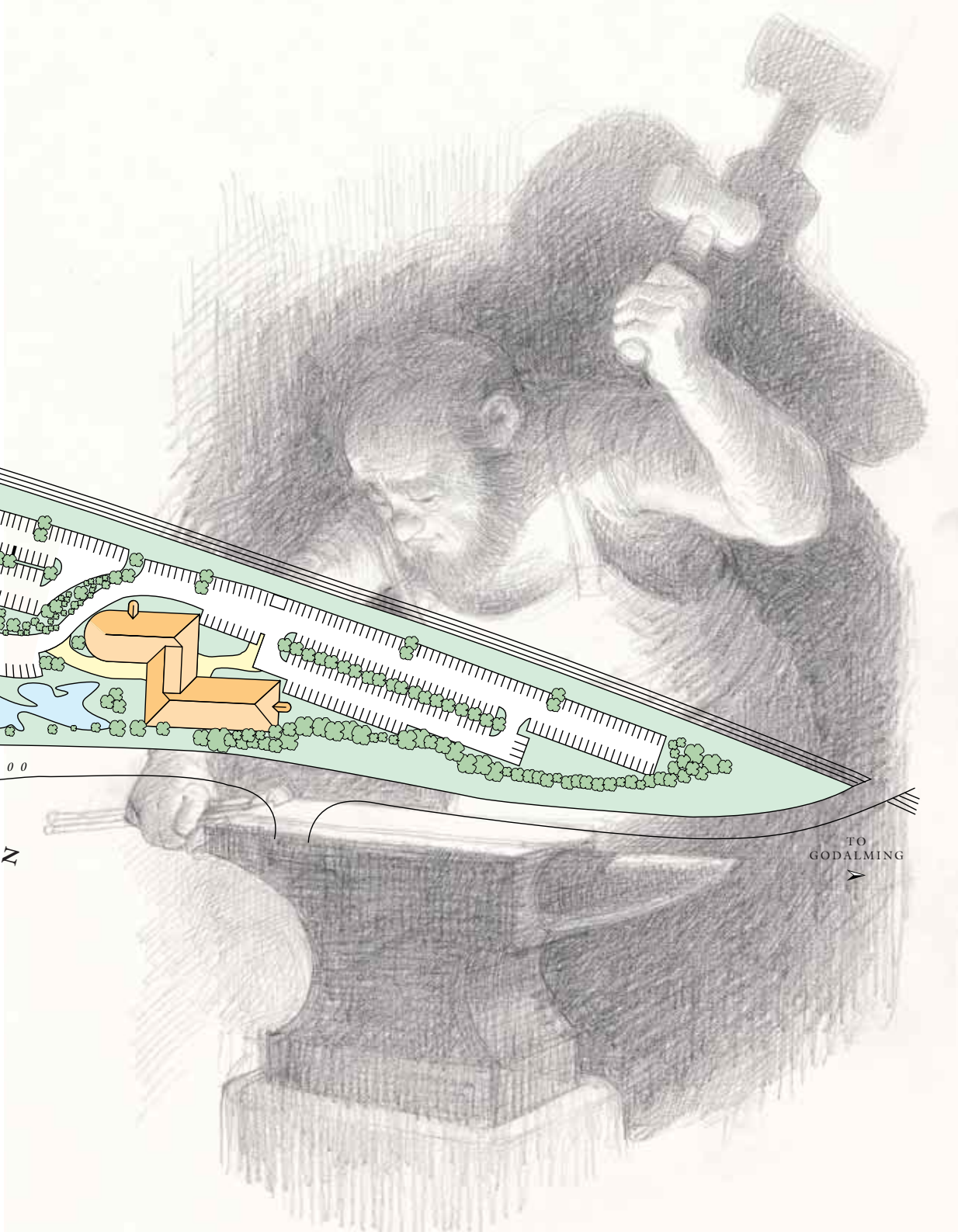
TO  
GUILDFORD  
TOWN  
CENTRE



OLD PORTSMOUTH ROAD A3100



TO  
GODALMING



## **THE GUILDWAY**

PHASE I of The Guildway will comprise two distinctive, detached three storey office buildings, Compton House having a net internal area of 3,403 sq m (36,631 sq ft) and Wonersh House a net internal area of 2,156 sq m (23,207 sq ft). The attached artist's impression and layout plans illustrate the quality and attractiveness of the proposed design and the outstanding efficiency and flexibility of the internal office accommodation.

The use of traditional materials in the form of red brickwork and reconstituted stone for columns, plinths, cills, copings and feature bands will ensure the development is in sympathy with its setting and give the development a strong, individual identity.

Internally, the office accommodation will meet the most stringent of occupational requirements and will be provided with air-conditioning, fully accessible raised floors, suspended ceiling with integrated lighting, 10 person automatic passenger lifts and separate male and female WC provision on each level, with additional disabled provision at ground and first floor levels in each building.

# THE GUILDWAY

## SPECIFICATION SUMMARY

A DETAILED SPECIFICATION is set out within Appendix I, below. The principal elements of the proposed buildings can be summarised, however, as follows:-

**Structure** – Structural frame and floors to be in reinforced concrete with steelwork framing. General office loading at 4kN/sq m plus 1kN/sq m for partitions.

**Cladding** – The external cladding is to be of cavity masonry and facing brickwork with double glazed polyester powder coat finished windows. Minimum ‘U’ value of 0.45 W/sq m degrees C for walls and floors.

**Roof Finishes** – Roof coverings of Euroslate supported via steel beams and roof trusses. Average ‘U’ value of 0.45 W/sq m C.

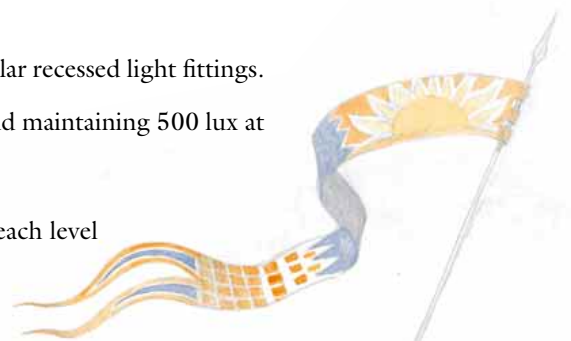
**Air-conditioning** – Air-conditioning by a 4 pipe fan coil system. Centralised heating and cooling will be provided by a gas-fired boiler plant contained within the roof-top plant rooms and refrigeration units located externally.

**Floor Finishes** – Fully accessible raised flooring system with minimum 150mm clear internal void. Fully carpeted office areas.

**Suspended Ceilings** – 600 x 600mm mineral fibre tiles on a fully accessible grid to accommodate relocatable air handling light units and incorporating linear supply outlet grilles.

**Lighting** – Office areas illuminated by 600 x 600mm modular recessed light fittings. Lighting levels to be in accordance with the CIBSE Code and maintaining 500 lux at desk height in all office areas.

**Toilet Provision** – Separate male and female provisions at each level plus disabled provision at ground and first floors.



# THE GUILDWAY

## SCHEDULE OF ACCOMMODATION

### BUILDING C

#### Wonersh House

	Gross External Area		Net Internal Area	
	sq m	sq ft	sq m	sq ft
Ground	923	9,935	733	7,890
First	892	9,602	720	7,750
Second	855	9,203	719	7,740
<b>Total</b>	<b>2,670</b>	<b>28,740</b>	<b>2,172</b>	<b>23,380</b>
<b>Phase I Total</b>	<b>6,740</b>	<b>72,550</b>	<b>5,621</b>	<b>60,506</b>

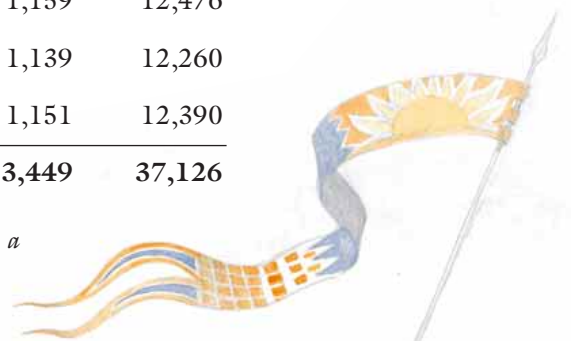
*Wonersh House will be provided with 134 car parking spaces, a ratio of 1 space per 16.21 sq m (174 sq ft) of net office area.*

### BUILDING D

#### Compton House

	Gross External Area		Net Internal Area	
	sq m	sq ft	sq m	sq ft
Ground	1,390	14,962	1,159	12,476
First	1,358	14,618	1,139	12,260
Second	1,322	14,230	1,151	12,390
<b>Total</b>	<b>4,070</b>	<b>43,810</b>	<b>3,449</b>	<b>37,126</b>

*Compton House will be provided with 203 car parking spaces, a ratio of 1 space per 16.99 sq m (183 sq ft).*

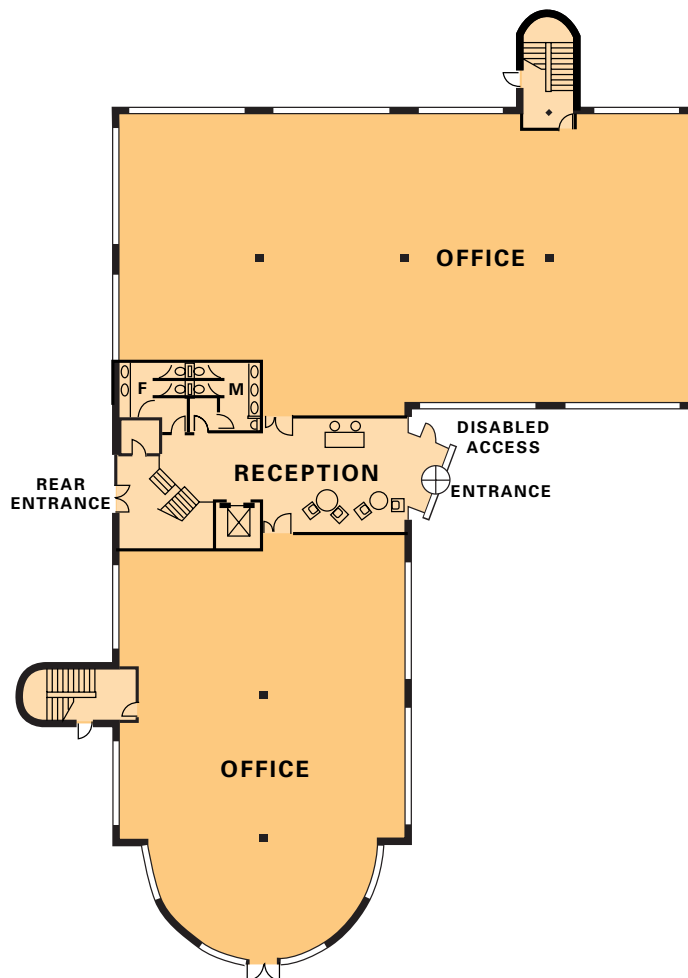


# THE GUILDWAY

BUILDING 'C'

WONERSH HOUSE

Ground Floor

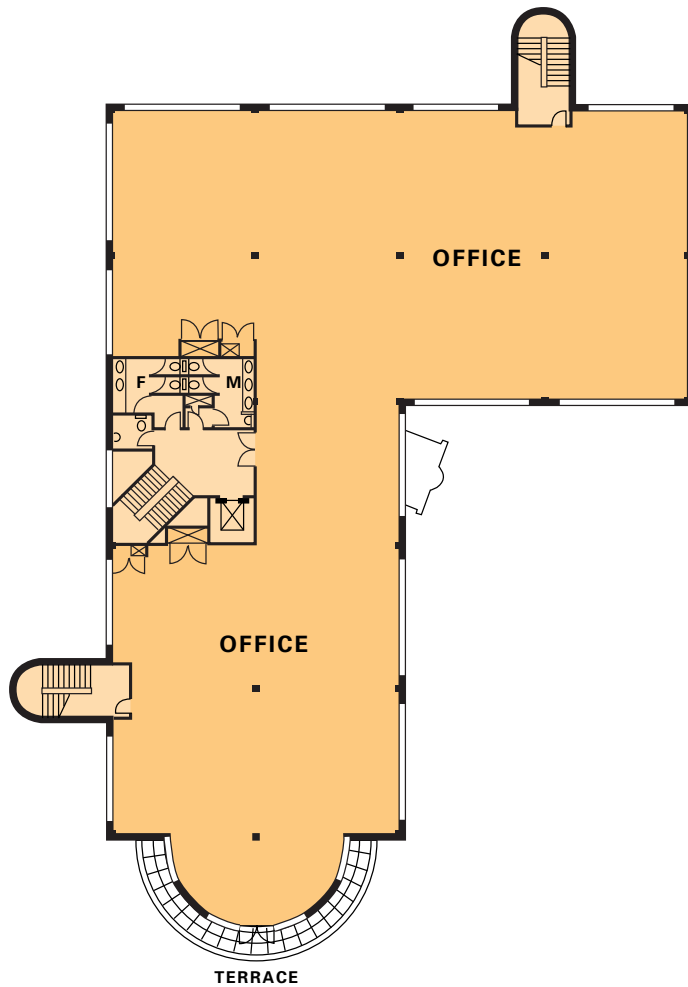


# THE GUILDWAY

BUILDING 'C'

WONERSH HOUSE

**First Floor**

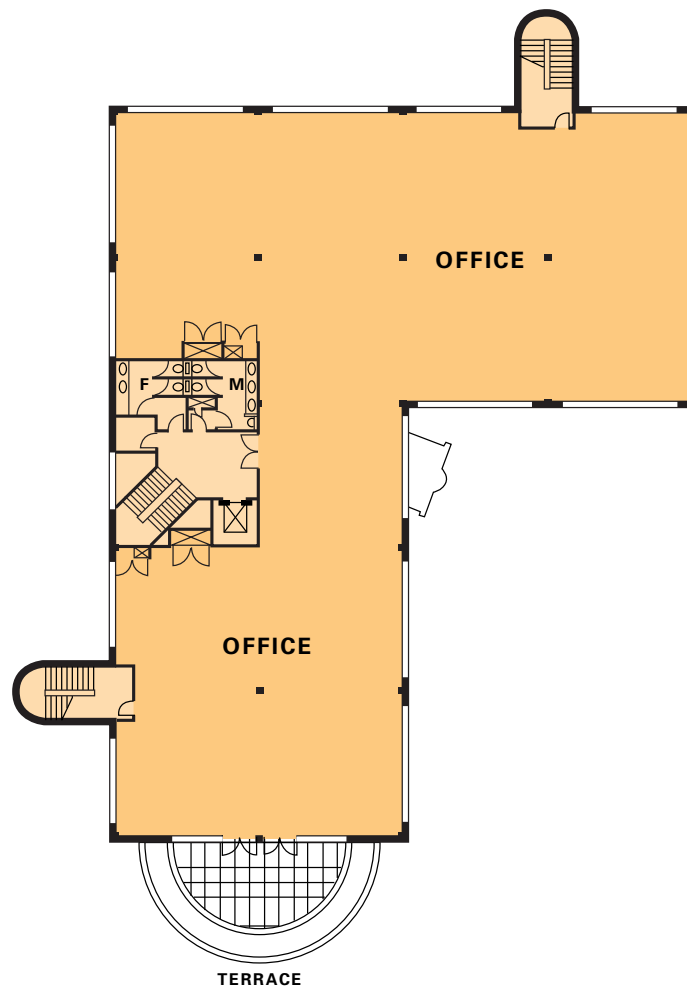


# THE GUILDWAY

BUILDING 'C'

WONERSH HOUSE

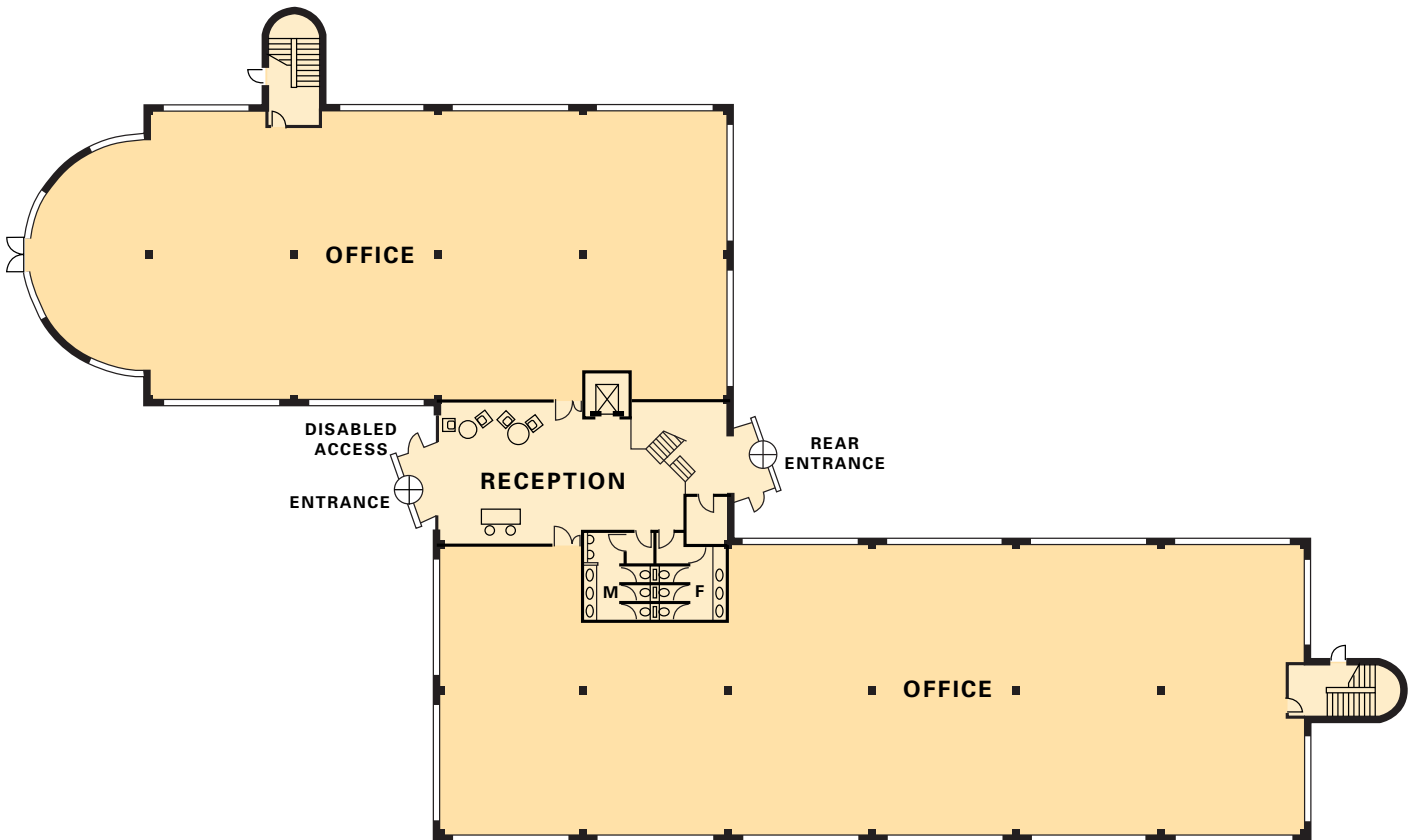
Second Floor



# THE GUILDWAY

## BUILDING 'D' COMPTON HOUSE

### Ground Floor

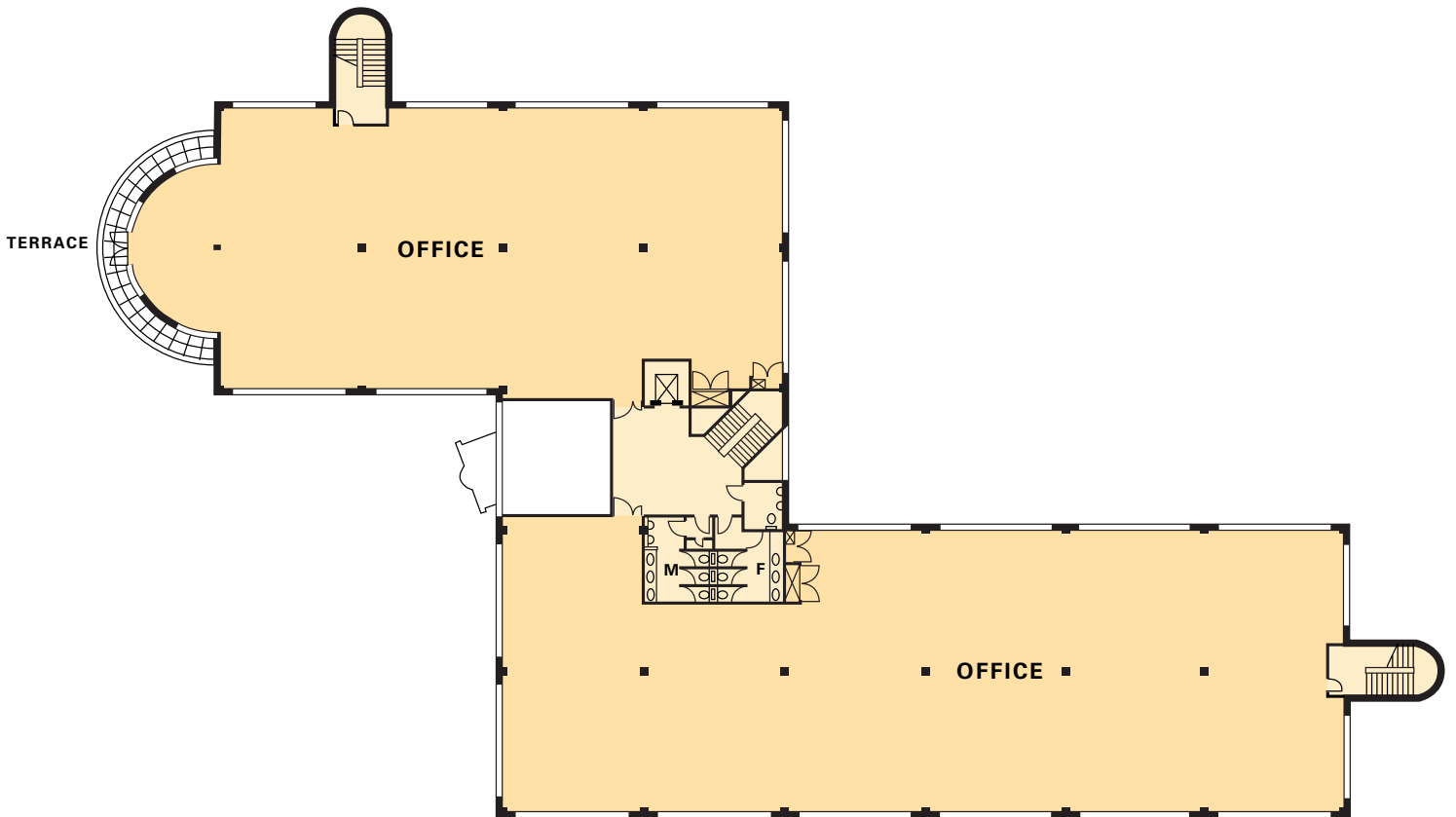




# THE GUILDWAY

## BUILDING 'D' COMPTON HOUSE

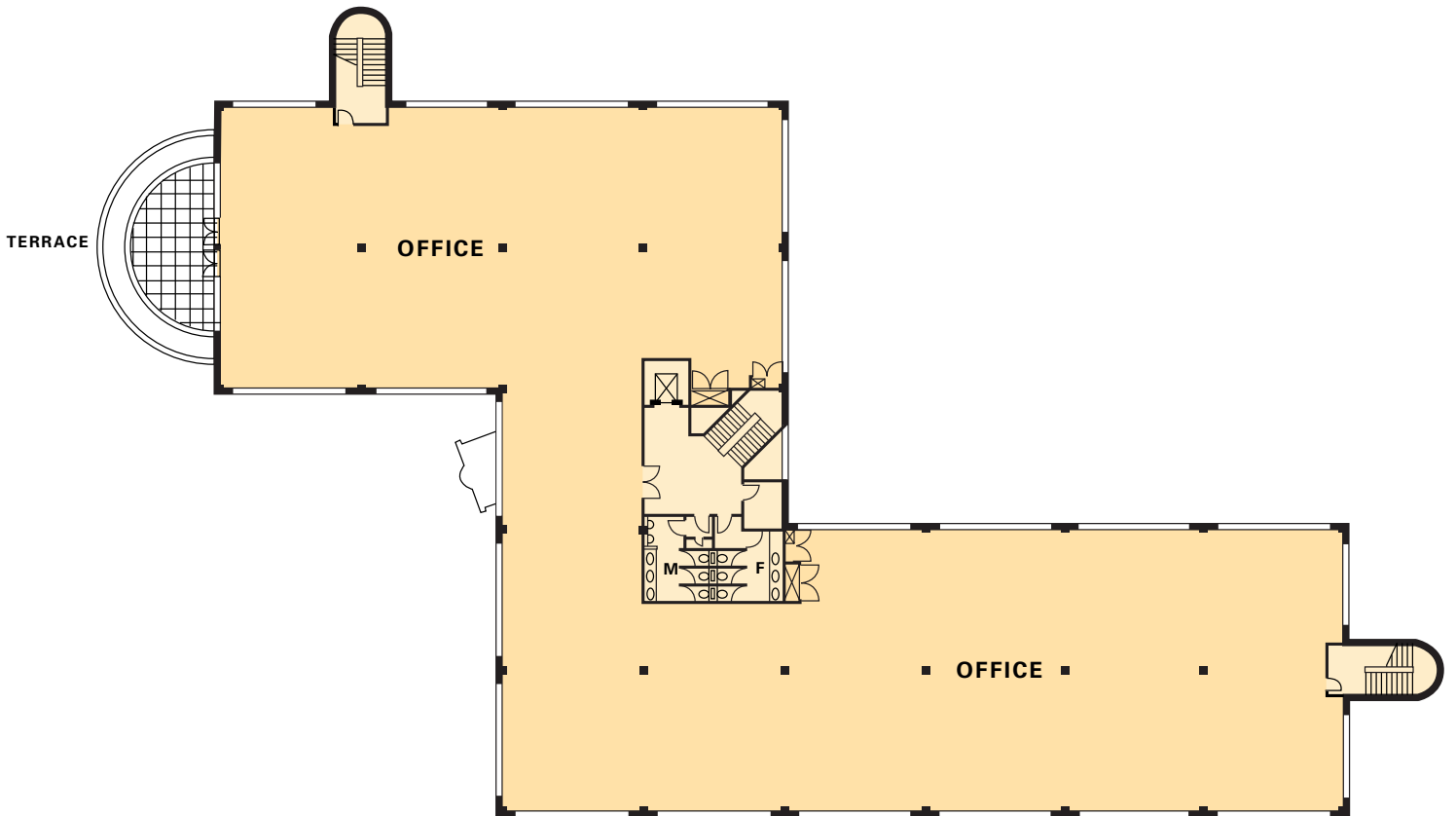
### First Floor



# THE GUILDWAY

## BUILDING 'D' COMPTON HOUSE

### Second Floor



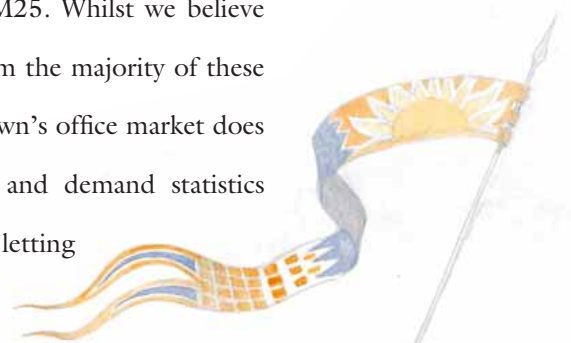
# THE GUILDWAY

## GUILDFORD'S OFFICE MARKET

### *The Case for Development*

WE ESTIMATE that the total current supply of vacant office accommodation in Guildford is approximately 13,935 sq m (150,000 sq ft), this equating to only 7.5% of the total office stock. There are no new or high quality second hand buildings available to let in Guildford and only one office building currently under construction, this to provide 2,495 sq m (26,860 sq ft) of new space when completed in August 1998. Moreover, more than 50% of the available accommodation, as well as being of poor quality, is in units of less than 10,000 sq ft and is therefore unlikely to be of interest to the type of occupier which would be attracted to The Guildway. Accordingly, we do not consider that there is any office accommodation currently available in Guildford which competes with the space to be provided at The Guildway and only one new building which will be constructed in the town before the anticipated practical completion of Phase I.

Accordingly, office occupiers seeking new or high quality second hand accommodation in this area currently have to consider other competing commercial centres within the southern sector of the M25. Whilst we believe Guildford has a particular appeal which sets it apart from the majority of these competing centres, it is relevant to recognise that the town's office market does not operate totally in isolation and that the supply and demand statistics prevailing in neighbouring centres will also impact upon letting activity and rental growth over a period of time.



## GUILDFORD'S OFFICE MARKET

### *The Case for Development*

IN THIS REGARD, we consider that Guildford is unlikely to compete beyond a radius of the M25 represented, to the west, by Staines and, to the east, by Redhill and Reigate. Within this arc of the M25 we calculate that, in units in excess of 929 sq m (10,000 sq ft), the total supply of available accommodation is currently less than 53,419 sq m (575,000 sq ft). Of this supply, less than one third is new, previously unoccupied accommodation.

In terms of the demand for accommodation within these competing office centres, research indicates that, over the last 4 years, office take-up in units exceeding 929 sq m (10,000 sq ft) has averaged approximately 53,419 sq m (575,000 sq ft) per annum and peaked at 60,386 sq m (650,000 sq ft) in 1996. With few speculative schemes under construction in any of these locations we anticipate that, within the next 12 months, there will be real evidence of a shortage of high quality office accommodation, this resulting in an intensification of the prevailing upward pressure on rental levels.

Phase I of The Guildway will provide a total net lettable area of 5,621 sq m (60,506 sq ft) in two buildings, one of 2,172 sq m (23,380 sq ft) and a second of 3,449 sq m (37,126 sq ft). As such, The Guildway will be of particular interest to those organisations with current office requirements of between 1,858 sq m (20,000 sq ft) and 5,574 sq m (60,000 sq ft). Within this range, we are able to identify 12 major organisations with active searches for 1998/9 occupation of new accommodation in Guildford and its competing centres. We estimate that the total current identified demand from major corporate occupiers with an active search over an area including Guildford amounts to approximately 86,400 sq m (930,000 sq ft).

## GUILDFORD'S OFFICE MARKET

### *The Case for Development*

THE COMPETITION for better quality accommodation resulting from the recent increasing in balance between supply and demand has led to an upward pressure on rental levels throughout the major southern M25 commercial locations. In the case of Guildford, demand has been particularly strong with each of the new office buildings constructed during 1997 having either been pre-let or fully let within a few months of completion to secure covenants on long leases at rents of between £253.00 per sq m (£23.50 per sq ft) and £269.00 per sq m (£25.00 per sq ft).

We are maintaining up to date schedules of supply, demand, office take-up and comparable evidence for Guildford and the surrounding centres, copies of which can be provided upon request.

# THE GUILDWAY

## INVESTMENT PROPOSAL

ON BEHALF of AMEC Developments Limited, we are seeking to secure a funding partner to participate in the development of Phase I of The Guildway.

An indicative development appraisal for Phase I is set out on the following page. Our clients are seeking to enter into a development funding agreement on the basis of the provision of full interim finance on a profit erosion formula.

Value Added Tax will be payable on the purchase price and on the majority of the input costs stated on the development appraisal set out on the following page.



## INVESTMENT PROPOSAL

### Funding Appraisal for Block 'C' Wonerish House and Block 'D' Compton House

#### *Estimated Realisable Value*

	Area (sq ft)	Rent(psf.)	£	£	£
Block 'C'	23,380	£21.50		502,670	
Block 'D'	37,126	£21.50		798,209	
Totals	<u>60,506</u>			<u>1,300,879</u>	
YP	7.75%			12.90	16,785,535

#### *Estimated Costs*

##### 1. Land Costs

(a) Site Cost	3,500,000	
(b) Stamp Duty @ 2.00%	70,000	
(c) Agent's Fee @ 1.00%	35,000	
(d) Legals @ 0.5%	17,500	
		3,622,500

##### 2. Construction Costs

(a) Offices (72,550 sf @ £93.00 psf)	6,747,150	
(b) Professional Fees @ 11.00%	742,187	
(c) Contingency @ 2.50%	168,679	
		7,658,016

##### 3. Other Costs

(a) Agents Letting Fees @ 15.00%	192,132	
(b) Legal Fees (Sale & Letting)	148,972	
(c) Funding Fee (Developer)	100,000	
(d) Promotion	60,000	
		504,104

##### 4. Fund's Costs

(a) Environmental Report	5,000	
(b) Funding Fee @ 1.00%	167,855	
(c) Fund's Legals (Letting Approvals & Purchase)	100,000	
(d) Fund's Supervision @ 1.00%	67,472	
		340,327

#### *Finance Charges*

##### 5. Interest Charges

(a) On Land & Fees	For 12 months @ 7.50%			
	3,622,500		279,425	
(b) On Construction & Fees	For 12/2 months @ 7.50%			
	7,725,488		297,957	
(c) On Void	For 12 months @ 7.50%			
	12,426,081		958,497	
			<b>1,535,879</b>	

Total Development Cost		13,660,826
Capital Surplus		3,121,709
Return on Cost		22.87%
Interest Cover Excluding Void (Years)		2.75
Interest Cover Including Void (Years)		3.75



## THE PROFESSIONAL TEAM

### **AMEC Developments Limited**

AMEC Developments Limited is the commercial property development subsidiary of AMEC p.l.c., one of Europe's largest construction, engineering and development groups with a turnover approaching £2.5 billion and employing 25,000 people worldwide.

AMEC Developments is well established as one of the country's foremost providers of business accommodation and has a current portfolio and forward development programme of some 2.5 million sq ft.

Details of some recent projects are shown in Appendix III.

#### *Architects*

##### **Broadway Malyan**

Woburn Hill  
Addlestone, Weybridge  
Surrey CT15 2QA

**Tel: 01932 845 599**

*Fax: 01932 856 206*

#### *Mechanical &*

##### *Electrical Engineers*

#### *Structural Engineers*

#### *Quantity Surveyor*

**Tel: 00000 000 000**

*Fax: 00000 000 000*

#### *Letting Agents*

##### **Kingstons**

Turret House  
77 Portsmouth Road  
Guildford  
Surrey GU2 5BU

**Tel: 01483 572999**

*Fax: 01483 573489*

#### *Investment Funding*

##### *Consultants*

##### **Dunlop Heywood**

7 Curzon Street  
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**Tel: 0171 491 3345**

*Fax: 0171 629 1423*

##### **Savills**

20 Grosvenor Hill  
Berkeley Square  
London W1X 0HQ

**Tel: 0171 499 8644**

*Fax: 0171 495 3773*





**APPENDIX I:**  
**BUILDING SPECIFICATION**

# APPENDIX I:

## BUILDING SPECIFICATION

### ***Superstructure***

Structural frame to be constructed in steelwork with galvanised steel profile metal decking.

The structural frame will be on a 7.5m structural grid. The frame is dimensioned to provide an open plan finished floor height from the upper side of the raised floor to the underside of the suspended ceiling of 2.70m to office floors and 2.50m to toilet areas.

### ***Structural Floors***

Reinforced concrete or pre-cast concrete floor units. The concrete floors are designed to a general loading of 4 +1 kN/sq m superimposed brading. The plant room floor slab is designed to accommodate loadings of 7.5 kN/sq m.

### ***Flexibility***

The buildings are designed to accommodate both open plan and cellular occupation patterns generally based on a 1.5m planning grid.

### ***Roofs***

The roof coverings are to be supported on Tactray 90 profile steel decking incorporating insulation, complete with accessory fittings, supported on galvanised steel “Z” purlins fixed to steel roof trusses.

Roof coverings will be Euroslate with the Tactray 90 roof covering system incorporating thermal insulation constructed to provide a “U” value to meet with current legislation.

# APPENDIX I:

## BUILDING SPECIFICATION

### ***External Walls***

The external walls will be constructed of facing brickwork consisting of contrasting clay bricks complying with BS 3921 at high level. The face work will be built in cavity construction with a single outer leaf maintaining a minimum clear cavity of 75mm. Brickwork will be stretcher bond, using group 3 mortar. DPC's and DPM's and trays as required all lapped and bonded.

Double glazed opening windows will be provided in thermally broken frames of polyester powder coated aluminium. Frames will be factory coated to a minimum continuous film thickness of 40 microns on all visible surfaces.

### ***Internal Construction***

All internal walls are to be constructed of blockwork and plastered or drylined and painted. Inner leaf of cavity walls to be concrete blocks to BS 6073 Part 1 minimum average compressive strength. Thermal block leaf with 75mm (clear) cavity in front of insulation.

Fair faced internal walls to enclosed plant rooms to be medium density solid concrete block.

### ***Raised Access Floors***

Fully accessible, medium grade raised access floors to P.S.A. specification MOB PF2 PS/SPU, March 1992 with an overall construction of approximately 180mm and a clear internal void of 150mm. Floor panels are to comprise 600mm x 600mm x 32mm square metal encased chipboard.

Raised floor panels are to be supported on adjustable pedestals adhered to the sub-strata concrete. The surface of the concrete structural floor is to receive Lithurine or similar anti-dusting sealer prior to fixing pedestals.

**APPENDIX I:**  
**BUILDING SPECIFICATION**

***External Doors***

External office doors will be of aluminium sections finished in polyester powder coating, with colour co-ordinated windows and incorporating a letter flap. Glazing is to be in safety glass.

***Stairs***

The staircase is to be in concrete with broadloom carpet and stair edgings.

**Internal Finishes**

***Core/Stair and Reception area with Walls and Floors***

Walls to be finished with three coats of emulsion with options for decorative wall coverings to stairs/reception.

Floors to be finished with a combination of ceramic tile/feature broadloom carpet to reception area. Broadloom carpet taken into stair areas.

***Internal Doors, Architraves and Skirting***

Internal doors, frames, architraves and skirting to office area and circulation areas will be provided in clear coated Ash veneer. All doors and frames will be of at least ½ hour fire resisting quality, solid core construction hardwood (from a sustainable source) doors or similar approved. On main circulation areas glazed viewing panels will be incorporated in doors.

# APPENDIX I:

## BUILDING SPECIFICATION

### *Suspended Ceilings*

Tiles are to be mineral fibre regular 600 x 600mm on a regular fully accessible grid with cavity barriers. The suspension grid will be designed to accommodate air handling light fittings which are relocatable.

Incorporated in the ceiling are linear supply outlet grilles. Reveals will be provided above the windows to allow provision of window blinds.

Suspended feature plasterboard ceilings are to be provided to reception areas with suspended ceilings to remaining areas. Feature lighting including wall lighters to staircases.

### *Toilet Areas*

Toilets provided will meet the British Standards and Local Authority requirements and proprietary three quarter height toilet cubicles will be provided. Sanitary fittings are to be in white vitreous china.

Wash hand basins will be integral with vanitory units with drop fronts. Wash basin taps are to be monobloc mixers complete with pop up wastes.

Walls generally to have ceramic tiles full height with full length mirrors to vanity tops. Ceramic floor tiles on floor screed on solid floor to all wet areas will be provided.

The ceiling finish to all toilet areas will be of moisture resistant suspended plasterboard with appropriate services located in accessible ceiling areas nearby.

Disabled toilet facilities will be provided at the ground and first floors as individual compartments accessed from the common area, incorporating chrome or powder coated grab rails and fittings.

One cleaner's room is to be provided to each building.

# APPENDIX I:

## BUILDING SPECIFICATION

### **Mechanical and Electrical Services Design Criteria**

The design criteria will be based on the following guidelines as outlined by the Chartered Institute of Building Services Engineers (CIBSE).

#### ***External Conditions***

Winter -4°C saturated. Summer 27°CDB/20°CWB.

#### ***Internal Conditions***

Office space: Winter 21°C+/-1.5°C. Summer 22°C+/-1.5°C.

Staircase and common parts: Winter 18°C min.

#### ***Ventilation (fresh air requirements)***

Office: 12 litres/sec/person.

Toilets: 10 air changes per hour (extract) 85% supply air.

#### ***Casual sensible and latent heat gains***

Occupied office areas: 1 person 10 sq m.

#### ***Lighting***

Office area lighting load: 15w per sq m maximum.

#### ***Office equipment loads***

Office area equipment: 20w/sq m.

#### ***Thermal performance of building fabric***

The design assumes a minimum standard for thermal transmittance as detailed in the Building Regulations.

#### ***Noise levels***

Offices: NR40 Toilet and lobbies: NR40-45

#### ***Building Load***

Floor distribution supply capacity: 42 w/m<sup>2</sup>.

# APPENDIX I:

## BUILDING SPECIFICATION

### **Lifts**

Two 10 person/disabled passenger lifts arranged as a duplex pair in the main entrance will be provided serving all floors.

The lifts will be hydraulically operated, operating at 1 metre per second, the lift equipment to be located within the lift motor room at roof level. The lift cars will be carpeted, with mirrors to the rear wall and veneered panels to other walls. Lift doors and architraves will be stainless steel.

Floor position indicators to ground floor only and directional arrows to all floors. Drape hooks and capability for floor lock off facility to be provided.

### **Air-Conditioning**

All office areas are to be air-conditioned by means of a four pipe fan coil system. The fan coils are to be of the horizontal chassis type suitable for concealing within the ceiling void.

Fan coil units shall draw return air from the offices through luminaires designed for this purpose and the ceiling void which forms the return air plenum. The fan coil units filter, heat and cool the air and, after conditioning, discharge it back into the offices via a sheet metal ductwork using a combination of multi-slot diffusers located around the external perimeter of the building and square louvre face diffusers in internal areas.

Each fan coil unit is to be separately temperature controlled.

### **Ventilation Systems**

#### ***Primary Ventilation Systems***

Primary fresh air ventilation plant shall be located at roof level and supply fresh air to the offices at each floor level.

#### ***Plant Room Ventilation Systems***

The plant room shall be naturally or mechanically ventilated as required.

**APPENDIX I:**  
**BUILDING SPECIFICATION**

***Lift and Motor Room Ventilation System***

The lift motor room is to be mechanically ventilated by means of extract fan control systems.

***Toilet Ventilation System***

The toilets are to be provided with a mechanical extract ventilation system. The extract fan unit located on the roof shall extract vitiated air from the toilet areas and cleaner's cupboards by a low velocity ductwork system with twin fans with automatic change over facilities.

***Chilled Water System***

Chilled water shall be provided by air-cooled refrigeration machines located externally. The chiller shall be of weatherproof construction, and comprise compressors condensers and shell and tube evaporators. Integral control panels will incorporate all controls necessary for safe and efficient operation.

***Heating System***

Lower pressure hot water heating is to be provided by gas fired boilers located in the roof plant room, the boilers to be supplied as packaged units.

Twin wall stainless steel boiler flues shall terminate above roof level.

***Automatic Controls***

A DDC system shall be provided to achieve a suitable level of control over the systems previously described. The proposed DDC system will include field motor control centres/panels located within associated plantrooms.

***Staircase and Corridor Heating and Ventilation***

The staircase and corridors will be heated by LPHW steel panel roll top radiators connected to a constant temperature heating circuit. Each radiator will be controlled by a thermostatic radiator valve.



# APPENDIX I:

## BUILDING SPECIFICATION

### **Electrical Services**

#### ***Power System***

The building is to be fed with electrical power at 415 volts, 3 phase, 50 Hz from a new mains supply or sub-station located within the development. The supply to the floor distribution boards will be to a capacity of 42 w/sq m with 20% spare ways at the distribution boards. The supply will be capable of being split metered for both tenant's and landlord's supply, each having main LV switchboards.

Mechanical plantroom, lift motor room and the landlord's distribution board are to be provided with supplies direct from the LV switchboards.

Small power trunking within the raised floor with all necessary wiring from the distribution boards is excluded and is deemed to be a tenant fit-out item.

Floor boxes are to be installed by tenants but will be provided at the rate of 1 per 9 sq m in the office areas. Each floor outlet box will include one twin switched socket outlet and cutouts for one voice outlet and one data outlet.

Electrical pier cupboard provided at each floor level.

### **Lighting**

#### ***Office Areas***

Lighting will be provided by low brightness recessed fluorescent luminaires mounted within the suspended ceiling. These are of a nominal 600 x 600mm size arranged in a symmetrical pattern where possible. Designated luminaires will be equipped with standby battery packs to provide escape lighting routes.

#### ***Core Areas***

Lighting within toilets, lift lobbies and staircases will be a mixture of fluorescent and compact source fluorescent luminaires as appropriate. The reception area will incorporate the above with the addition of cold cathode feature lighting and decorative down-lighters.

# APPENDIX I:

## BUILDING SPECIFICATION

### *Illumination Levels*

The lighting installations are generally designed to meet the recommendations of the CIBSE code of interior lighting for commercial office buildings.

The lighting levels in the office areas are based on maintaining 500 lux measured at desk height with medium coloured walls and a white ceiling. Common parts will be designed to 250 lux.

### *External Lighting*

External lighting will be provided to a standard to ensure safe use.

## **Systems**

### *Fire Alarm System*

A fire alarm system designed to BS 5839 will be provided. The system will be interfaced with the lifts and mechanical services plant/installations in accordance with the British Standards and Fire Officer requirements and will include manual break glass units and automatic smoke detection on all escape routes.

### *Lightning Protection System*

A roof perimeter tape system will be installed to comply with the Code of Practice BS 6651 1992.

## **Water Services**

### *General Water Services*

Water services will be provided including incoming mains, drinking water, hot and cold water distribution. Valved and plugged branch connections will be installed with cold water services on each floor, for future extension by tenants to serve possible future kitchenettes/vending machines.

### *Incoming Water Main*

A water meter assembly will be installed on the main in an agreed location. From the meter location the main will be extended to serve the cold water storage tank and drinking water outlets.

**APPENDIX I:**  
**BUILDING SPECIFICATION**

***Hot Water Services Installations***

Low volume sealed unvented electric water heaters will be provided on each floor to serve the toilet areas. These will generally be located within the sanitary units and provide hot water to the wash hand basins.

**Drainage Installation**

***Soil and Water Installation***

A system of soil, waste and anti-siphonage UPVC pipework will be provided for the removal of water borne solid and waste matter from the new toilet areas/tea points. Ventilation pipes will terminate above the roof level via a suitable cowl. Rodding eyes are to be provided throughout with access installed on the vertical stacks at low level.

**Landscaping/External Works**

***Scope of Works:***

- i) Spreading, grading and infilling topsoil.
- ii) Any additional topsoil requirements will be imported to the site.
- iii) Escalating pits for trees and shrubs.
- iv) Hard landscape features to access and parking areas.
- v) Refuse enclosures.
- vi) Substation enclosure if required.
- vii) Estate fencing works in accordance with Local Authority requirements.
- viii) A gatehouse will be provided at the main estate entrance.

**Car Park**

Surfacing will comprise a mixture of bitumen based materials and proprietary block paviour with road edges formed using pre-cast concrete curbs.



APPENDIX II:  
SUMMARY OF THE ECONOMIC AUDIT  
OF SURREY, 1996

**APPENDIX II:**  
**SUMMARY OF THE ECONOMIC AUDIT**  
**OF SURREY, 1996**

**Economic Outlook**

Public and Corporate Economic Consultants Limited were commissioned to prepare an economic model of Surrey, taking into account various factors suggested by offices of the Surrey Training and Enterprise Council and Surrey County Council. The primary assumption made by the model was that the UK economy generally was going to grow at around 1.8% per annum from 1995 to 2005. By factoring in the patterns, and the incidence of industrial sectors in the county, the model sought to project forward the county's economy to 2005, providing outputs for GDP, employment and commuting flows.

The principal findings were that in the period 1995-2005, the UK GDP was likely to grow by a cumulative 19% whereas Surrey's GDP was likely to grow by 22.3%. In employment terms, the UK is forecast to grow by 8%, while Surrey will grow by 12.4%.

**GDP Growth**

Breaking this down into individual sectors (29 having been identified for the purposes of the model), the fastest growing sectors in terms of GDP percentage increase will be computing (+ 78.5%), business support (+ 65.3%) and real estate (+ 62.5%). In absolute financial terms the biggest gains are forecast to occur in business support (+£47 million) computing (+ £33 million) and business consultancy (+ £17 million).

This shows the increasing momentum behind sectors such as computers, business consultancy and telecommunications. The forecasts show that Surrey is expected to have added strength in high growth, high value-added industry sectors such as telecommunications, petrochemicals and computers.

**APPENDIX II:**

**SUMMARY OF THE ECONOMIC AUDIT  
OF SURREY, 1996**

**Employment Growth**

In employment terms, the fastest growing sectors in terms of percentage increase will be business support (+ 67.7%), legal and accounting (+ 52.7%) and real estate (+ 51.6%).

In terms of occupational breakdown, only skilled engineering trades and industrial plant/machine operators are forecast to experience reduced numbers from 1995 to 2005, but other professional occupations (e.g. law and business) are predicted to rise by 30%, secretarial occupations by 20% and clerical occupations by 18%.

**Key Issues**

The research identified a number of key strengths applying to Surrey:

- the high proportion of the workforce already working in the “information economy”;
- the high level of educational qualifications in the workforce;
- substantial locational and infrastructural advantages;
- and an outstanding environment.

In terms of the existing infrastructure and planning regime, it has been recognised that pressure for development from competing usages, such as retail or housing development, could lead to shortages of land for commercial/industrial development.

Returning to the forecasting model, Surrey is predicted to outperform the UK generally in terms of both output and employment growth. Surrey is expected to experience particularly strong growth in a number of high tech, high value-added sectors while some of the county’s more traditional industries, such as agriculture, insurance and research and development are expected to decline.



**APPENDIX III:**  
**AMEC DEVELOPMENTS**  
**PROJECT PROFILES**

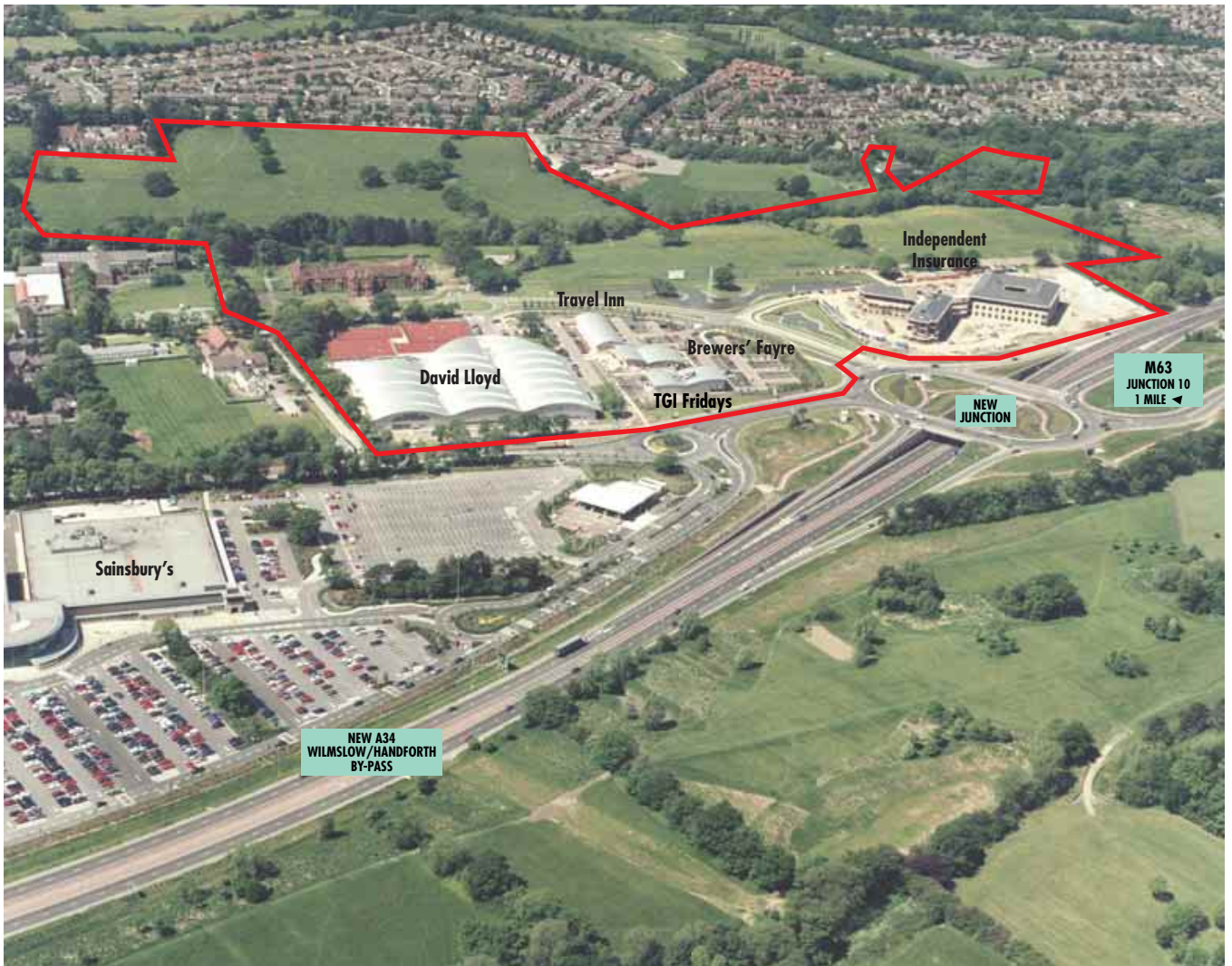


**GREAT BRIDGEWATER**

*Manchester City Centre*

219,000 sq ft of offices and a  
6,000 sq ft waterside restaurant,  
adjacent to the  
new Bridgewater Hall.  
Fully let prior to occupation.





## **CHEADLE ROYAL**

### *South Manchester*

Manchester's premier business park. Construction is well under way with a leisure complex comprising David Lloyd Tennis Centre and Whitbread hotel, pub and restaurant now complete and the first office building, an 85,000 sq ft pre-let to Independent Insurance, under construction.



*Pitcher & Piano*

## **QUAYSIDE**

*Newcastle upon Tyne*

Over 160,000 sq ft of offices,  
leisure and a Malmaison hotel  
are either completed or  
under construction in this high  
profile waterside setting.



**CREWE BUSINESS PARK**

*Cheshire*

**Office Campus**

**80,000 sq ft. Completed**

**£12m Gross Value**

**Tenant Profile:**

Pearl Assurance

Barclays Bank

Milk Marque

Focus



**THE ANCHORAGE**

*Salford Quays · Manchester*

**Offices/Retail**

**290,000 sq ft. Completed**

**£50m Gross Value**

**Tenant Profile:**

BUPA

Independent Tribunal Service

Natwest Bank

Barclays Bank

Prudential Assurance

Cornhill Insurance

Royal Liver Assurance

BNFL

NCR

Michelin Tyres plc



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**PROPERTY MISREPRESENTATION AND PROPERTY MISDESCRIPTIONS ACTS**

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