



# THE SUGAR BUILDING

LONDON EC2

## SPECIFICATION

---

The building has been stripped back to the structure and the façade removed. A new comprehensive refurbishment has been carried out with a new Cabeça Veada limestone façade and full-height windows with grey powder coated metal frames. All M&E services and all finishes have been replaced throughout.

## OFFICE ENTRANCE

---

- Terazzo to reception floor with Royal Mosa grey ceramic floor tiles to lift lobby.
- Stainless steel frame reception desk, back-lit glass panels and Corian work surface.
- Ceramic Domus wall tiles in two tones of grey on the walls.
- Recessed fixed seating in blue leather with full-height grey fabric back rests and downlighters over.

## TYPICAL WORKSPACE DEPTH

---

- Window widths: 1.4m or 5.2m typically.
- Window to core distance: 7.95m or 10.5m depending on elevation.

## AIR-CONDITIONING

---

- Fan coil air-conditioning.
- AC is ceiling ducted on first to sixth floors.
- AC is located under the raised floor on level seven.

- Density of occupation design: One person per 10 sq m.
- Fresh air 12l/s pp at one person per 10 sq m (ventilation plant for whole building at roof level designed at 1.45l/s/sq m to allow additional 20% fresh air delivered to each level).
- Cooling load 25W/sq m at one person per 10 sq m occupation.
- Fan coil units are configured with a centralised controller located in the electrical riser on each level.
- Each facet of the building constitutes a zone with its own localised controller.
- All fan coil units are capable of being adapted for individual control to suit tenant's fit-out.
- Each floor has its own utility metering.

## RAISED FLOOR

---

- 600 x 600mm metal encased panels.
- Clear floor void Levels one to six: average 100mm  
Level seven: average 350mm.

## CEILING

---

- Metal tile suspended ceiling and plasterboard to perimeters and wedges between each facet.

## PLANNING GRID

---

- Not applicable due to octagonal shape but for each elevation typically 1.5m.

## LIGHTING

---

- LG7 (fluorescent modular luminaries with LED downlighters).
- Average 400 lux.

## PASSENGER LIFTS

---

- Two 13 person lifts (one with firefighting capacity).

## POWER

---

- 40W/sq m (25W/sq m small power plus 15W/sq m lighting).
- Individual 100A 3-phase metered supplies to each level.
- Each level has sub-metered distribution boards serving lighting, small power and mechanical services.
- The main building service feeds landlord and tenant's general power and lighting in a single service. There is a secondary electrical service for life saving systems (firefighting and AOV only).

## ACCESS

---

- 24/7.
- Commissionaire.
- Video entry to each floor.
- Separate entrance for bicycle access.

## SHOWERS AND BICYCLE STORAGE

---

- Three showers in the basement.
- Basement bicycle storage.

## WCS

---

- Four unisex WCs plus one accessible WC on levels one to six.
- Two unisex WCs plus one accessible WC on level seven.
- Stainless steel paper towel and soap dispenser concealed behind mirrors to typical cubicles.
- Villeroy & Boch chrome tap fittings.
- Thrislington glass cubicle partitions with matching cubicle doors, grey exterior and white interior.
- 600 x 300mm light grey ceramic Domus floor tiles.

## FLOOR TO CEILING HEIGHTS

---

- Levels one to six: 2.6m.
- Level seven: 2.4m around the perimeter rising to 3.35m against the core.

## CAR PARKING

---

- Six car parking spaces within Paternoster Square underground car park.