

Dirac Building Floor Plans & Specification

Column free, open plan flexible floor space.
Suspended ceiling and LG7 lighting throughout.
Double-height entrance / reception area.

Services installation: 1:8m²

Floor loading: 3.3kN/m²

Floor to ceiling: 2850mm (target)

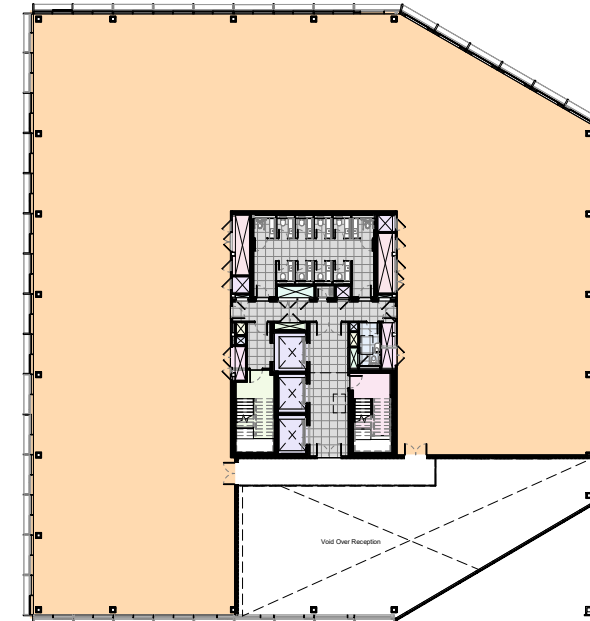
Floorplate size: 17,000 sq ft

EPC rating: A (target)

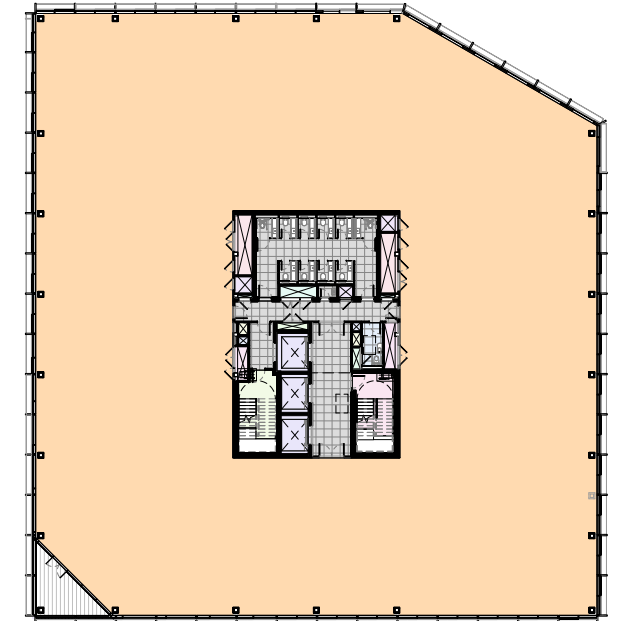
Level	ft ² (net)	m ² (net)
5	15,625	1,452
4	17,053	1,584
3	16,870	1,567
2	16,867	1,567
1	13,638	1,267
G	5,517	513
Total	85,570	7,950
Reception	2,680	249
2nd Floor Terrace	203	19
5th Floor Terrace	1,518	141



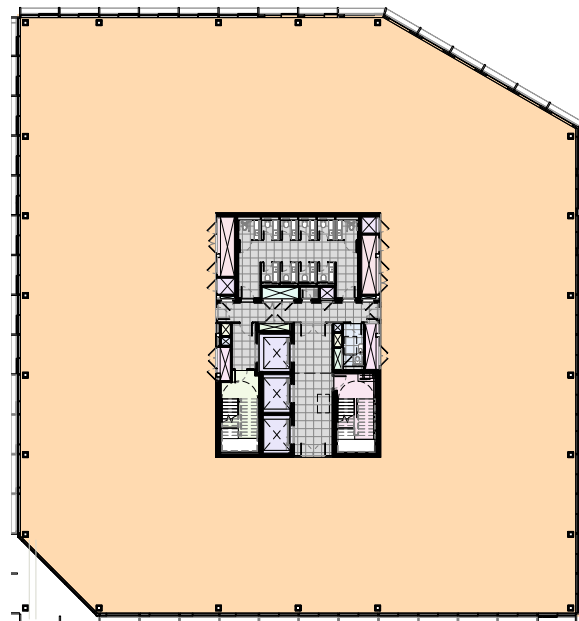
Ground Floor: 5,517 sq ft / 513 sq m



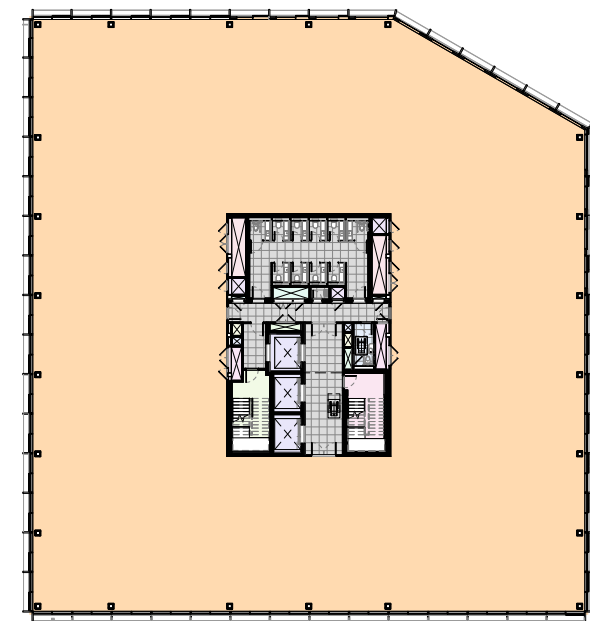
First Floor: 13,638 sq ft / 1,267 sq m



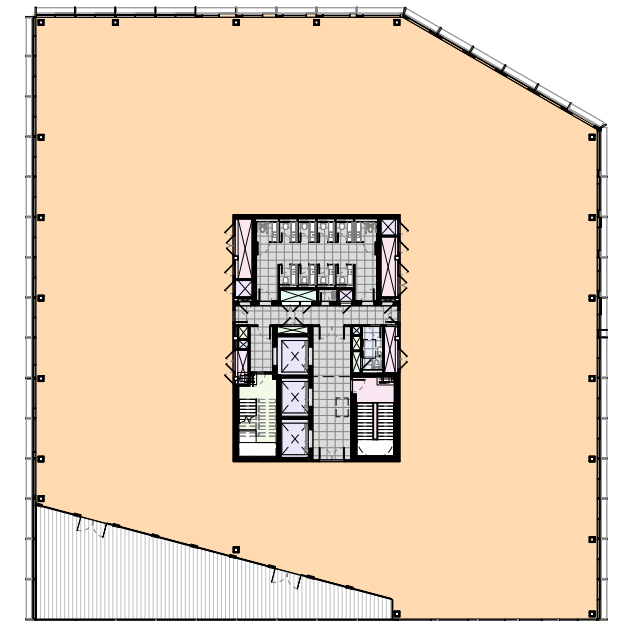
Second Floor: 16,867 sq ft / 1,567 sq m



Third Floor: 16,870 sq ft / 1,567 sq m



Fourth Floor: 17,053 sq ft / 1,584 sq m



Fifth Floor: 15,625 sq ft / 1,452 sq m