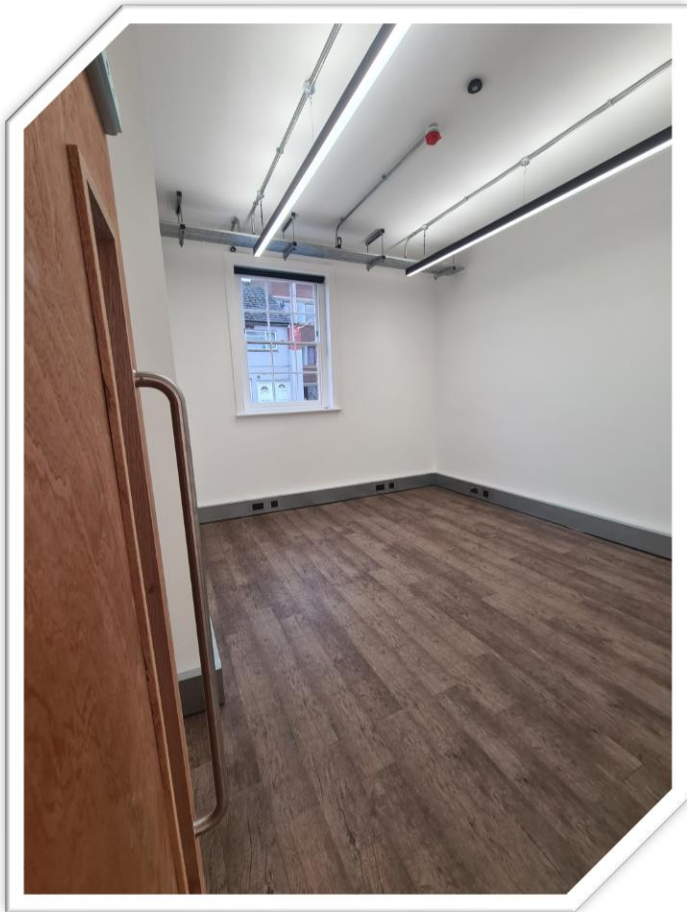


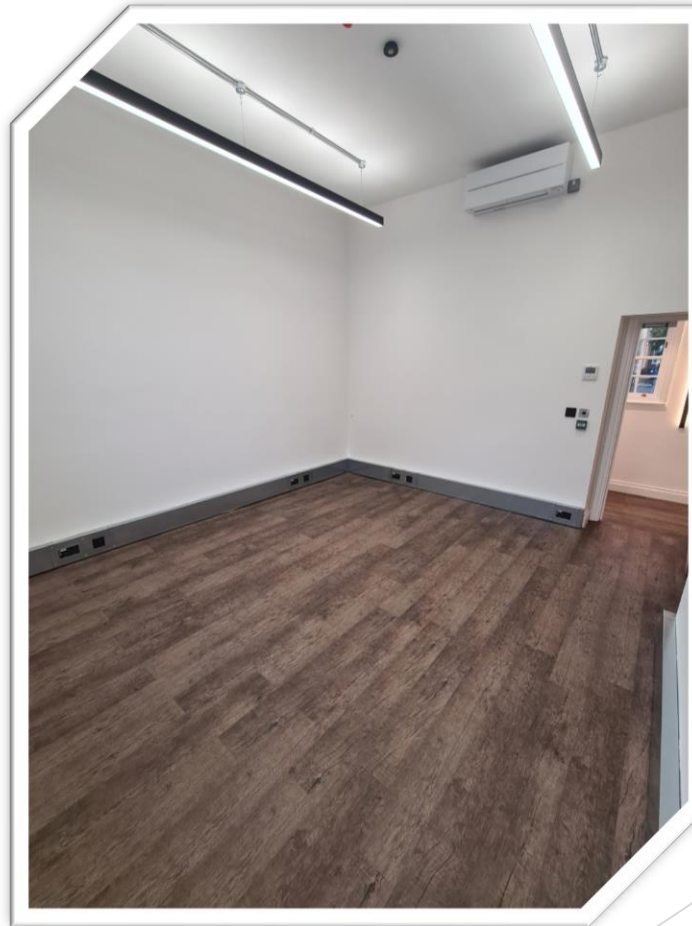
The image shows the exterior of Endeavour House, a two-story brick building. The building features a large arched doorway with a dark blue double door and a semi-circular window above it. There are several windows on both floors, some with white frames. A tall brick chimney is visible on the left side of the building. A large tree stands in front of the building, and a paved area is in the foreground. The image is overlaid with a green geometric design on the right side.

ENDEAVOUR HOUSE MANAGED OFFICE SPACE OFFICE 1

OFFICE 1



- 18sqm office space
- 30Mbps fibre optic internet included
- Dedicated password protected office & communal area wireless access points (WAP)
- DALI Lighting with pico dimmer switch & presence detection
- Air-conditioning with temperature controller for heating & cooling



- Exposed industrial M&E services & architectural lighting
- 8No. double sockets & 14No. CAT6a data points
- Access Control System
- 2No. allocated parking spaces within the multistorey car park
- 1No. entrance gate key & 1No. Multi-storey car park fob

OFFICE 1

BUILDING FEATURE

- 5Mbps fibre optic internet public wireless access points (WAP)
- Lutron Controlled DALI lighting within all common areas
- Access controlled doors to maximise security
- Front entrance door entry system controlled via office phone handsets
- Air-conditioned communal areas (Heating & Cooling)
- Gated court with an out of hours on-site security guard
- Communal male & female WC's
- Communal kitchen fitted with kettle, microwave, dishwasher & fridge
- Tea, coffee & sugar provided



OFFICE 1

LUTRON LIGHTING & BLINDS

The Lutron Quantum System installed at Endeavour House offers state of the art lighting controls. The system controls DALI & DMX lighting as well as trailing edge / leading edge dimming and I/O switching.

All areas control by Lutron are fitted with photocell sensors that automatically dim the lighting when there's enough natural daylight in the space and PIR's that will switch off the lights if presence isn't detected. Both features make the building environmentally friendly & sustainable.

The system is expandable with the use of wireless devices for a wide range of applications. Pico switches can be added anywhere for additional lighting, blinds or AV controls. Pico switches can be fixed to a wall or mounted on a pedestal for a desktop. Many other wireless items can be added to the system for additional control

Your office will be fitted with Pico's that simply switch your lighting on or off and dim your lighting up or down. upon request, you can also purchase Scene Pico's that can be custom engraved . For example, you may have a 4 scene Pico custom engraved "Work", "Meeting", "Presentation" & "Off". Each scene will operate the lighting and / or blinds to a pre-set level which you you've selected. These pre-set scenes can be altered at any time

In the event of the fire alarm fire going off, the Lutron lighting throughout the building will automatically switch to 100% on to assist with the safe evacuation of the building.

Lutron blinds can be purchased for any window in the building. Your blinds can be set up with Hyperion and / or Pico switches. The Hyperion algorithm automatically raises & lowers the shades throughout the day to limit the depth of direct sunlight entering the space.

OFFICE 1

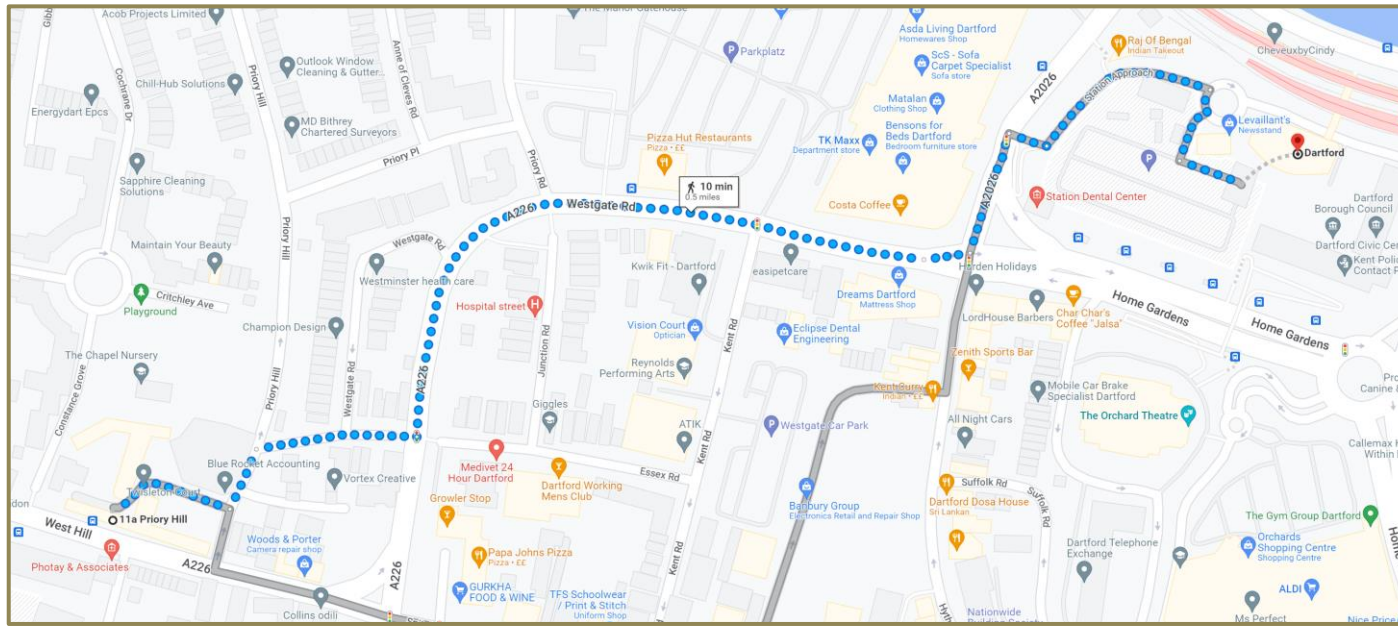
ADDITIONAL ITEMS

| Description | Cost |
|--|-------------------|
| Phone handset rental & unlimited calls | £15.00 + Vat PCM |
| Additional 10Mbps fibre optics internet (between 30Mbps to 90Mbps) | £20.00 + Vat PCM |
| Additional 10Mbps fibre optics internet (between 100Mbps to 290Mbps) | £16.00 + Vat PCM |
| Additional 10Mbps fibre optics internet (between 300Mbps to 500Mbps) | £12.00 + Vat PCM |
| Additional parking spaces available on request | POA |
| Supply and installation of Lutron blinds (50% of the total cost will be subsidised at the end of the contract) | POA |
| Supply and installation of Lutron Pico switches | POA |
| Replacement multi-storey car park fob | £150 + Vat |
| Replacement entrance gate key | £15.00 + Vat |
| Additional / replacement photo ID access card | £20.00 + Vat |
| Supply and install 1No. High back leather effect executive office chair with integral black headrest | £130.00 + Vat PCM |
| Supply and install 1No. Straight desk 1600mm x 800mm - Black H-frame leg and white top | £250.00 + Vat PCM |

OFFICE 1

TRANSPORT LINKS & LOCAL AMENITIES

- Located 0.5 miles from Dartford train station
- 428, 492 & 96 bus stop on West Hill directly outside the office
- Located 0.2 miles from Dartford Town Centre for shops, restaurants & bars



OFFICE 1

FLOOR PLANS

