

ESG

SOUTHWORKS

**A BUILDING FOR
THE FUTURE**



SOUTHWORKS DELIVERS THE OPTIMUM EXPERIENCE FOR OCCUPIERS NOW AND IN THE FUTURE WITH THE SUSTAINABLE BUILD, NATURAL LIGHT AND SMART TECHNOLOGY.



BREEAM OUTSTANDING

Achieved highest certification - Outstanding



NATURAL LIGHT

Natural light in secondary spaces

DEMAND DRIVEN OPERATIONS

This leads to much greater energy efficiency and dramatically decreases the operational carbon of the building



ACTIVE SCORE

Achieved Platinum certification

105 cycle spaces and cycle repair station

4 Brompton pool bikes

GRESB SCORE



Achieved **Green Star**

SMART TECHNOLOGY

More than 150 sensors monitoring the building

Smart building app

Building access in your phone

Visitor management system via QR code

Real time external and internal air monitoring

Lighting & temperature control

EPC

achieved highest energy efficiency rating - EPC A



CONTACT



IAN MCCARTER

ian.mccarter@knightfrank.com
020 7861 1506

OLIVER WATKINS

oliver.watkins@knightfrank.com
020 7861 1547

LUCY DOWLING

lucy.dowling@knightfrank.com
020 3640 7049

Colliers
INTERNATIONAL

DAVID HANRAHAN

david.hanrahan@colliers.com
020 7487 1769

KATRINA LOVE

katrina.love@colliers.com
020 7487 1722

TOM TREGONING

tom.tregoning@colliers.com
020 7487 1813

www.whysouthworks.london

A development by



MiddleCap

MiddleCap's focus on technological innovation, as evidenced at Southworks, is a result of its ambitious ESG strategy and commitment to environmental and social sustainability. Importantly, we also developed plans for Southworks pre-Covid, but the safety measures inherent in the technology meant that no changes were required to create a safe and pleasant working environment. As we look ahead to a gradual return to the office, this will be increasingly important - making the building an ideal post-pandemic office.

Sustainability considerations were taken into account at every step of our development cycle. After initially targeting a BREEAM Excellent rating, Southworks has now achieved Outstanding - highlighting how the project team fully embraced sustainability by embedding it into the earliest concept design stage and continuing to push it as a key driver throughout the detailed design and construction stages.

This is a significant achievement, propelling Southworks into the top 1% of sustainable office buildings in the UK. Southworks' demand-driven technology acts on the real time data to save energy - the building learns occupiers' behaviour and turns on and off lighting and heating/cooling based on actual usage. This leads to much greater energy efficiency and dramatically decreases the operational carbon of the building

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