



SOUTHWORKS

SMART BUILDING

SOUTHWORKS REACTS TO THE PEOPLE WITHIN IT ALLOWING THEM TO CREATE THEIR OPTIMUM WORKING ENVIRONMENTS

HEALTH & WELLBEING

Demand driven operations - Smart sensor led technology monitors use of and conserves energy

All floors connected by naturally lit staircase

Air quality monitoring inside and outside - dedicated air quality station

Cycle store at lower ground, with spaces for 105 cycles, a cycle repair station and 4 Southworks Brompton bikes

Define and control your optimal working environment

Use data to ensure staff are happy and healthy

Natural light supported by correct level of additional lighting



SEAMLESS EXPERIENCE

Easy access to the building via app. Visitors are sent a QR code and wallet pass

Issue reporting via app

Save your preferences to tailor the environment as you book meeting room or desks

View access and availability of showers and bikes and lockers



YOUR COMMUNITY

Book internal events, services and workshops

View and contribute to communities and discussions

Receive offers from local vendors/amenities

Access local weather and transport information

Increase your network

ENVIRONMENTAL CREDENTIALS

Natural light also in secondary spaces

Openable windows

Demand driven operations - Smart sensor led technology monitors use of and conserves energy

The building has achieved BREEAM Outstanding and EPC 'A' rating

COST REDUCTION

Power saving from lights and air con being optimised

Openable windows requires less air con

Happy and healthy staff means less sick days

All benefits shared through service charge



1ST PLATINUM SMART BUILDING CERTIFICATION IN THE UK

FUTURE PROOFED

Built using an open system so sensors can be added at any point

Tenants can choose to customise the software to create a bespoke experience

Comprehensive data for Facilities Management to monitor, review and control every aspect of the building's environment



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A development by



Southworks' technology-first approach and number of integrated design and management features provide a responsive and productive environment that enhances users' wellbeing and improves its sustainable credentials. The technology is demand-driven which leads to better sustainable performance based on real time data from the building. Southworks achieved Wired Score Gold, was the first UK building certified Smart Building Certification Platinum and was named the World's Smartest Building at the REBF. Notably, bGrid technology links sensors to the IoT, which connects, measures and delivers feedback to building users. The sensors are plugged into the HVAC system and lighting controls, and measure environmental variables - density, occupancy and noise levels - to optimise the environment and reduce energy use. OfficeApp allows occupiers to directly control heating and lighting to their own preferences, creating the optimum working environment. It also provides touchless building entry and seamless access to a variety of services.

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