

Beagle Marconi Rotterdam

Laboratory / Office Building Beagle Marconi

RESUME TECHNICAL DESCRIPTION

In general

Project name	Beagle Marconi
Address	Marconistraat 36
City	Rotterdam
Start construction	Q4 2023
Delivery	Q3 2025
Status of this document	Concept
Version of this document	0.3
Date of this document	11 April 2023

Dimensions

M ² Lettable Free Area (LFA) (NEN 2580)	Floors	High-rise	Low-rise	Total
	Ground floor	757 m ²	974 m ²	1,731 m ²
	2 nd Floor	668 m ²	1,062 m ²	1,730 m ²
	3 th Floor	1,038 m ²	1,490 m ²	2,528 m ²
	4 th Floor	1,038 m ²	1,490 m ²	2,528 m ²
	5 th Floor	1,050 m ²	-	1,050 m ²
	6 th Floor	1,050 m ²	-	1,050 m ²
	7 th Floor	1,050 m ²	-	1,050 m ²
	Total	6,652 m²	5,017 m²	11,667 m²
Number of floors above ground	7 floors plus technical floor			
Floors below ground	non			

Functionality lab-/office space

Flexibility building	11 rentable spaces ranging from approx. 810 – 1,355 m ² LFA Common functions on ground floor and 1st floor
Flexibility floors	Per lettable area: <ul style="list-style-type: none"> • 30% office use with 3x ventilation rate • 35% regular lab use with 6x ventilation rate (ML I and II) • 35% lab usage with high refresh with 11x ventilation rate (BSL I and II) • BSLIII lab as a tenant option on the two top floors
Tenant separations	Can be divided into 1 – 2 possible tenants per layer for the bottom 4 layers. No division for the top 3 layers in the high-rise part. The lettable spaces vary from approx. 810 – 1,355 m ² LFA.
Occupancy rate	Lab/office space < 1 person per 10 m ² and < 1 person per 12 m ² For the meeting rooms 1 person per 3 m ² For the common area (canteen) 1 person per 3 m ² For entrance hall 1 person per 15 m ²
Technical Installations	Separate technical rooms on both the roof of the two top floors. Other technical rooms on the ground floor

Parking facilities

Tenant and visitor parking	In the adjacent Euro-point parking garage (1.650 parking spaces) In the future in a several mobility hubs for the M4H area
Expedition-parking (loading and unloading)	15 parking spaces for expedition on the plot, of which 4 parking spaces are equipped with an E-charging point. The parking spaces are also suitable for disabled parking.
Bicycle storage	Communal bicycle shed with a total of approx. 80 bicycle parking spaces. Lockable storage on the expedition area.

Area

Outdoor area	Concerns the area at the rear of the building that is intended for forwarding/logistics, communal bicycle shed with waste storage, chemical storage, gas station (tenant option) and liquid Nitrogen station
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Public transport

Nearest metro and tram/bus stop	Marconiplein (metro), Het Witte Dorp (tram/bus)
Distance to metro stop	Approx. 600 meters to metro and 500 meters to tram/bus
Type connection	Metro line A, B and C and tram line 21 and 24

Building entrance

Type entrance	Revolving door to central entrance hall. Entrance with a central intercom
Disabled access	Present, in accordance with the Accessibility Handbook
Expedition	In the backyard behind a barrier Separate loading and unloading area accessible for large trucks in public space

Common facilities

Meeting rooms	2 common meeting rooms on the ground floor available
Regular waste collection	Linked in separate areas to bicycle parking on the expedition site
Storage chemicals	Shared chemical storage space on the ground floor
Chemical waste	Shared chemical waste space on the ground floor
Shower rooms and drying room	Shower rooms available for ladies and gentlemen on the ground floor Communal drying room available

Hospitality

Reception	A reception desk present at the ground floor
Restauration facilities	A simple kitchenette is available If desired, the kitchen can be expanded

Access security

Access to building/rented floors	Electronic access control system
Burglary protection installation	Burglar alarm system without spatial detection on the outer wall. All accessible facade parts, Resistance class II
Mail/packages boxes	Available in the back-office area

Vertical transport

Elevators	2 lifts high-rise part from ground floor to 6th floor (including 1 fire brigade lift) 1 lift low-rise part from ground floor to 3rd floor
Lifting capacity	1 lift high-rise - 1.600 kg (21 p) 1 lift high-rise 2275 kg (30 p) 1 lift low-rise - 1600 kg (21 p)
Lifting speed	2 lifts high-rise - 1,6 m/s 1 lift low-rise - 1,0 m/s
Goods elevator	All lifts are suitable for goods
Stairwells	High-rise: Two emergency stairwells Low-rise: Two emergency stairwells 1 grandstand staircase in the atrium from the ground floor to the 1st floor

Architectural specifications

Floor height	Gross height 4.000 mm
Ceiling height	Atrium approx. 8.000 mm
	Office/lab areas approx... 3.000 mm
	Sanitary areas approx. 2.700 mm
Façade grid	Per 1.800 mm
Ceiling grid	Per 1.800 mm
Divisibility	Width per 3,600 mm. For labs with a high internal heat load, at least 7,200 mm. Variable depth (5,400/7,200/9,000 mm) from the outer wall.
Construction structure	Steel frame with concrete floors
Floor load lab/office space	5,0 kN/m ² (= 500 kg/m ²)
Tenants separating interior walls	Metal profile plasterboard walls
Corridor zone width	Variable, depending of the tenant preferences, according to building regulations
Finish lab/office spaces	Floor finish: monolithic finished concrete floor flatness class 3 in accordance with NEN 2747:2001 table 1 Wall finish: sauce work (white) Ceiling finish: system ceiling

Exterior facade finish

Exterior facade finish	Aluminum facade cladding with irregular strips on HSB elements. Roof structure, sandwich panels with aluminum facade cladding and partly with PV panels
Façade frames	Aluminum
Glazing	U _w <1.0 W/m ² .K, g-value <0.4 (W, S and O facades with external sun protection < 0.2) LTA > 0.6
Blinds	Automatic exterior sun protection on sun-loaded facades (W, S and E),
Opening windows	Non
Roofs(flat)	Bituminous roofing with PV panels
Moving windows	1 per lettable unit

Energy, Building Physics & Sustainability

Energy certificate	≥ A (subsequent calculation, depending on the tenant package)
Date issue certificate	3 months after delivery
NZEB	NZEB 1: n.n.a., NZEB 2: n.n.a., NZEB 3: n.n.a (minimum building code, incl. BREEAM requirement)
BREEAM	Excellent
Energy	Project-related TES for heating and cooling, metering per part to be let.
Woodwork	All woodwork in the building has an FSC quality certificate

Sanitation

Toilets	1 toilet block per rented area (2 x toilet and 2 x urinal for men and 3 x toilet for women, including anteroom) 4 x disabled toilet included in common areas.
Howers	4 showers (2 x men and 2 x women) for common use
Pantry	Per rented area 1 pantry
Cleaning closet cabinet	1 per rented area

Electrical systems

Electrical usage registration	Each rented area its usage counter
Type of gutters for cabling	To be installed at the expense of the tenant (tenant facility)
Connection workplaces	To be installed at the expense of the tenant (tenant facility)
Emergency power supplies	Not present in casco+ (escape route signage with decentralized emergency lighting) Facilities included for own use

Lighting

Type lighting lab-/office-space	LED-luminaires
Lighting level lab-/office-space	800/500 lux (adjustable per function)
Lighting level meeting rooms	500 lux
Lighting level atrium/reception	300 lux
On/off switching	Presence detection with daylight-dependent control (DALI controlled)

Climate comfort

Climate comfort class	ATG class B
Heath and cooling	Local delivery by the tenant, system based on all-air, for heating with optional reheaters or fan coil units, for cooling (at high heat load) with fan coil units.
Ventilation	Air ventilation volumes based on flexibility. Supply and exhaust grilles suitable for function incl. ductwork within the rented area connected to the basic network by the tenant.

General installations

Fire alarm system	Not automatic fire alarm system
Evacuation system	Type B
Fire fighting	Hose reels and fire extinguishers in the corridors
Facade maintenance installation	Not provided

ICT facilities

Central Main Equipment Room (MER)	1 central MER for building installations
Second Equipment Room (SER)	Tenant specific facility
WiFi	Tennant specific facility in the rented areas. WiFi is provided in common areas