



250 CITY ROAD

London, EC1V 2QQ

KEY FEATURES

Infrastructure

- The building's design incorporates one universal communication chamber to enable faster installation of service provider cabling
- The number and size of telecommunications ducts entering the building have been appropriately specified in the design to ensure the building is able to accommodate service provider cabling for future tenant's needs
- The building's design incorporates dedicated, secure and climate controlled space for service provider equipment to be located
- Three communication risers will support diversity and protect against potential disruption
- The building's risers have been specified with appropriately sized containment to ensure sufficient capacity for tenant's needs

Power

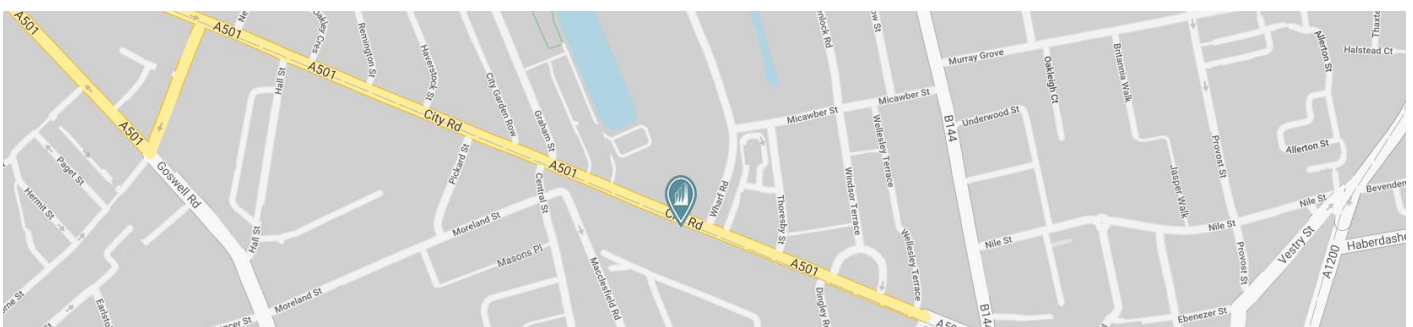
- The building will have diverse power feeds from diverse substations, minimising the risk of power failure

Wireless Network Infrastructure

- Free WiFi in the building's common areas is included in the design specification

Connectivity

- BT Openreach, Virgin and Hyperoptic have fibre infrastructure in the vicinity and are able to service the building upon request
- There is space on the roof for tenants to install communications equipment



For more information visit wiredscore.co.uk

Certification ID: UK11180 Wired Certification valid until: 11 Mar 2019 or the date the building reaches two-thirds physical occupancy, whichever is the later date

WIRED CERTIFICATION FACT SHEET EXPLAINER



INFRASTRUCTURE

Universal communication chamber: universal communication chambers (or "meet me chambers") are underground telco pits located externally near the property line. These allow for faster installations of new connections in the building since they remove the need to construct new penetrations to the building every time that a new connection is needed.

Telecommunication intakes: these are the telco cable entry points into the building. Having multiple intakes from different locations around the building creates physical separation. Therefore, if the connectivity from one intake is disrupted, connectivity from the other intake can still be functional.

Telco room: a location in the building where service provider equipment is installed. Separation of telco equipment from that of other utilities, such as electricity, gas or water, reduces the personnel able to access the telco equipment servicing tenants.

Flooding protection: by situating telco rooms above the floodplain and having provision for minimising the impact from localised flooding ensures that the equipment within these rooms is continually protected.

Containment: dedicated metal trays that allow telco cables to be safely routed horizontally and vertically through the building. It is key that the capacity of the containment through the building is adequate for the needs of the building.

Communication risers: a riser is the pathway that runs vertically from the bottom to the top of the building. Access to risers should be via secure cupboards on each floor. Risers in diverse locations, with capacity for future installations, ensure that providers can deliver reliable and resilient services to all tenants in the building

POWER

Back-up generators: providing a connection from the building's back-up generator to the telco room enables continuation of tenant connectivity through power outages.

Tenant generator space: having well prepared pre-defined space for tenants to bring in their own backup power provision aids tenants to maintain connectivity continuity through power outages.

WIRELESS

Rooftop space: having pre-defined space on the rooftop for tenants to install communication equipment enables diversity in connectivity options. Additionally, ensuring routes are in place for telco equipment from the rooftop to service tenants shortens installation time.

In-building mobile planning: radio frequency (RF) testing should be considered for any new construction. This will confirm the mobile signal strength available through the building. Buildings should also plan dedicated space to house in-building mobile solutions such as DAS or small cell equipment.

WiFi coverage: providing free WiFi in common areas enables tenants and their guests to remain connected throughout the building.

CONNECTIVITY

Standard Wayleave Agreement: these telecommunications agreements describe the landlord's rules for installing, maintaining and removing telco equipment. Existence of these pro-actively developed terms & conditions help ensure there is a streamlined process in place to allow new providers to supply service to the building. This can reduce delays for tenants getting set up with internet.

Utility site assessment: a site assessment is a straightforward way to determine the connectivity infrastructure that is in the area surrounding the building.

Coordination with carriers: gaining confirmation from multiple, high quality, fibre or fixed wireless providers for connectivity service to the building delivers visibility to tenants on their connectivity options. This can be achieved via pre-installation of telco equipment or by letters of intent from providers outlining the ease of installing a connection to the site.