

CANNON LANE

G I B R A L T A R



PRESTIGIOUS

HIGH-END FINISHES
CUSTOMER SERVICE ACCESS
OPEN PLAN OFFICES
ROOF TOP TERRACE

BUSINESS ●●● EFFICIENCY ●●● CENTRAL

10 CANNON LANE



The premises situated in central town just off Main Street near the Cathedral of Saint Mary the Crowned. It is a stone's throw away from South Central Main Street with an abundance of retail shops, cafeterias & restaurants and is within walking distance to other landmarks and service providers.



New build concrete & steel construction by "Situs".
Specifications:

- High tech service installations.
- Floor to ceiling glass curtain windows on upper floors.
- High quality fixtures & fittings.
- Suspended ceiling and raised flooring (on upper floors)
- Filtered air supply.
- Ability to open windows.
- Reinforced flooring to support server rooms on each floor.
- Sound proof security windows.
- Two gent's and two women's/ disabled toilets on each floor (except ground).
- Kitchen on each floor (except ground).
- Balconies - ideal for breaks and disengaging (on upper floors).
- Roof top terrace. Landscaped with garden furniture. -Able to host functions on roof top.
- Shower/toilet room on rooftop terrace level (5th floor)
- Lift - Otis 13 person.
- Building lighting.
- Glass balustrades on balconies and roof terrace with LED lighting.
- Risers for easy installations.
- Security by design.



10 CANNON LANE



NOTES
DO NOT SCALE OFF THIS DRAWING. CHECK DIMENSIONS ON SITE PRIOR TO COMMENCEMENT. THIS DRAWING IS THE PROPERTY OF WSRM ARCHITECTS LTD. AND MUST NOT BE COPIED OR REPRODUCED, IN PART OR IN WHOLE, WITHOUT PERMISSION OF WSRM ARCHITECTS LTD. TO BE READ IN CONJUNCTION WITH OTHER RELEVANT CIVILIA LANDS INFORMATION.



| REV | DATE | AMENDMENTS |
|-----|----------|---------------|
| A | 08.05.17 | FULL PLANNING |

FULL PLANNING

WSRM architects
1, 2, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

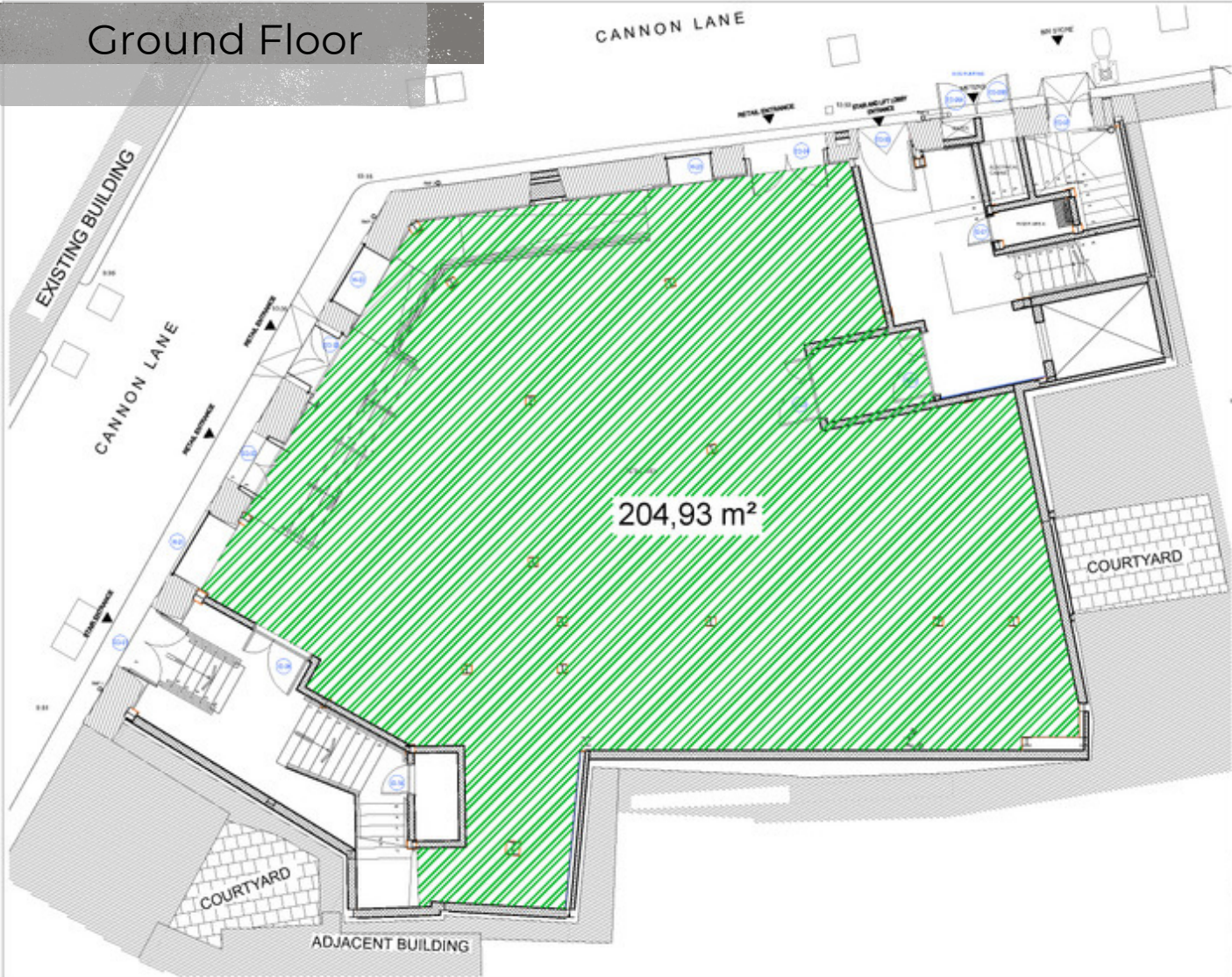
CANNON HOLDINGS LTD.

6-12 CANNON LANE
PROPOSED RETAIL/OFFICE BUILDING

EXISTING SITE PLAN

| | | |
|----------|------------------------|---|
| 1:500@A3 | G559[1-000] GA, EX, DP | A |
| 05.08.16 | | |

Ground Floor



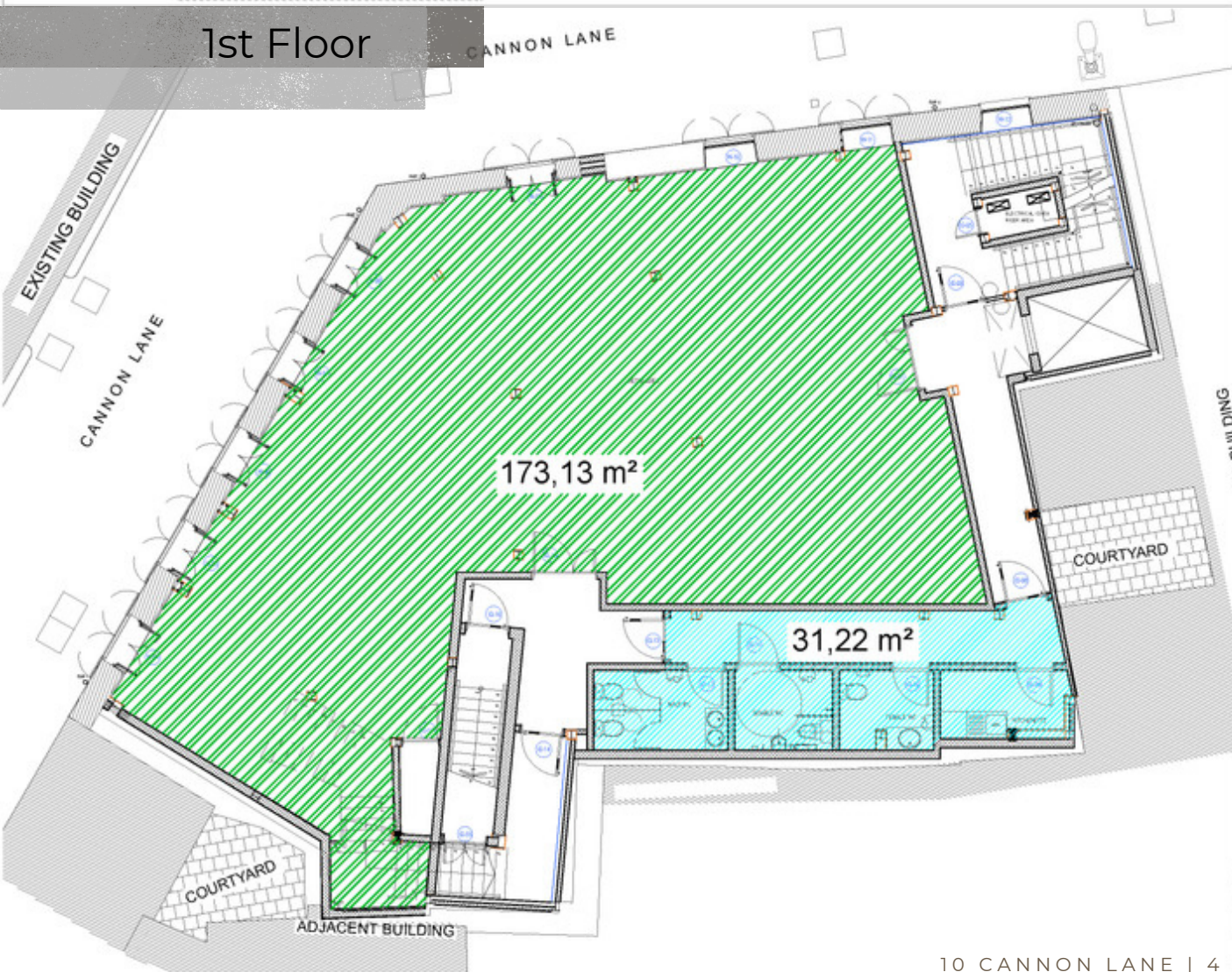
10 CANNON LANE
PROPOSED RETAIL OFFICE BUILDING
PROPOSED GROUND FLOOR
CEILING



SITUS CONSTRUCTION
By Group Companies

CANNON HOLDINGS LTD

1st Floor



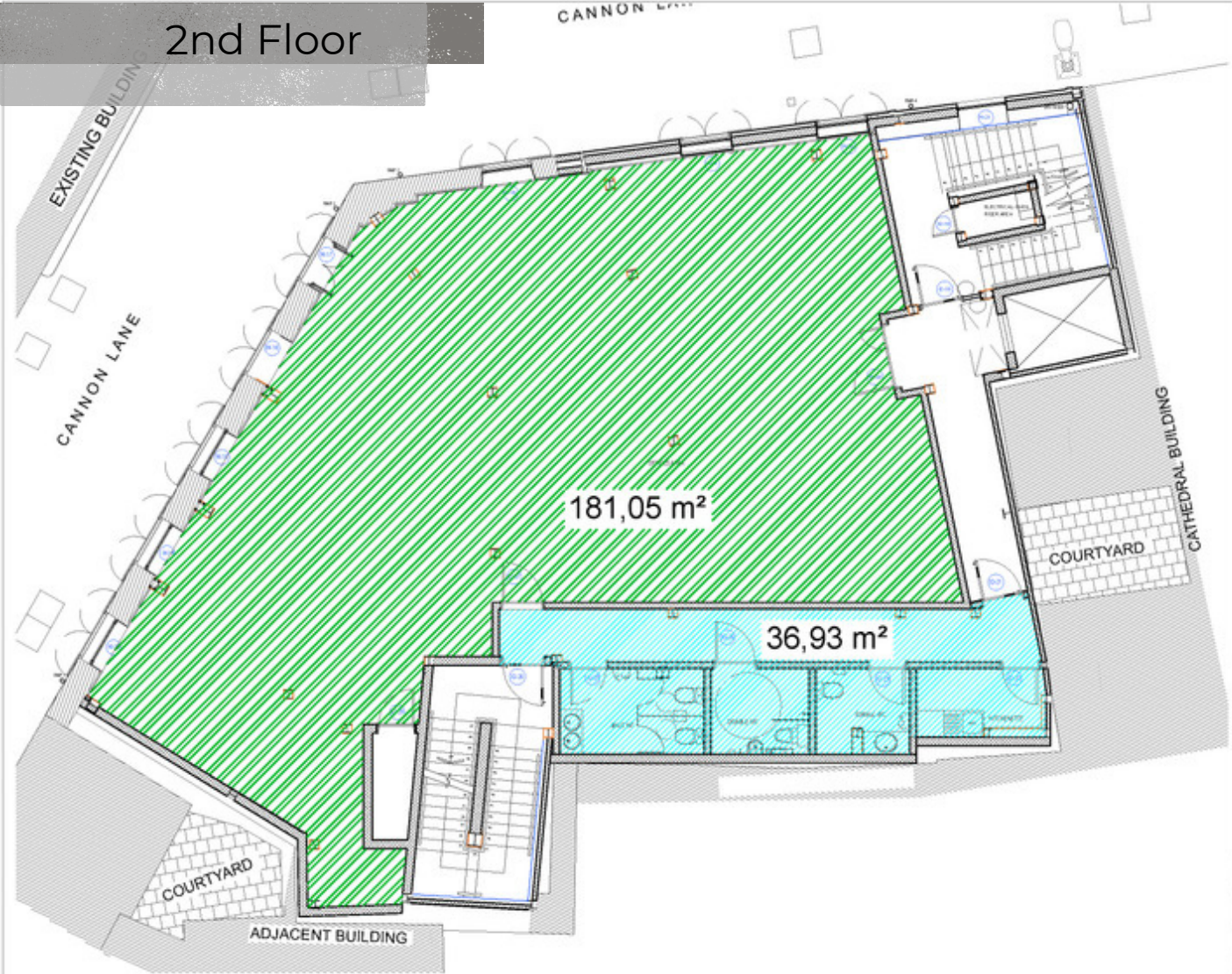
10 CANNON LANE
PROPOSED RETAIL OFFICE BUILDING
PROPOSED 1ST FLOOR
CEILING



SITUS CONSTRUCTION
By Group Companies

CANNON HOLDINGS LTD

2nd Floor



NO. 001 | APPROVED
+ 00.000 +



SITUS CONSTRUCTION
By Group Companies

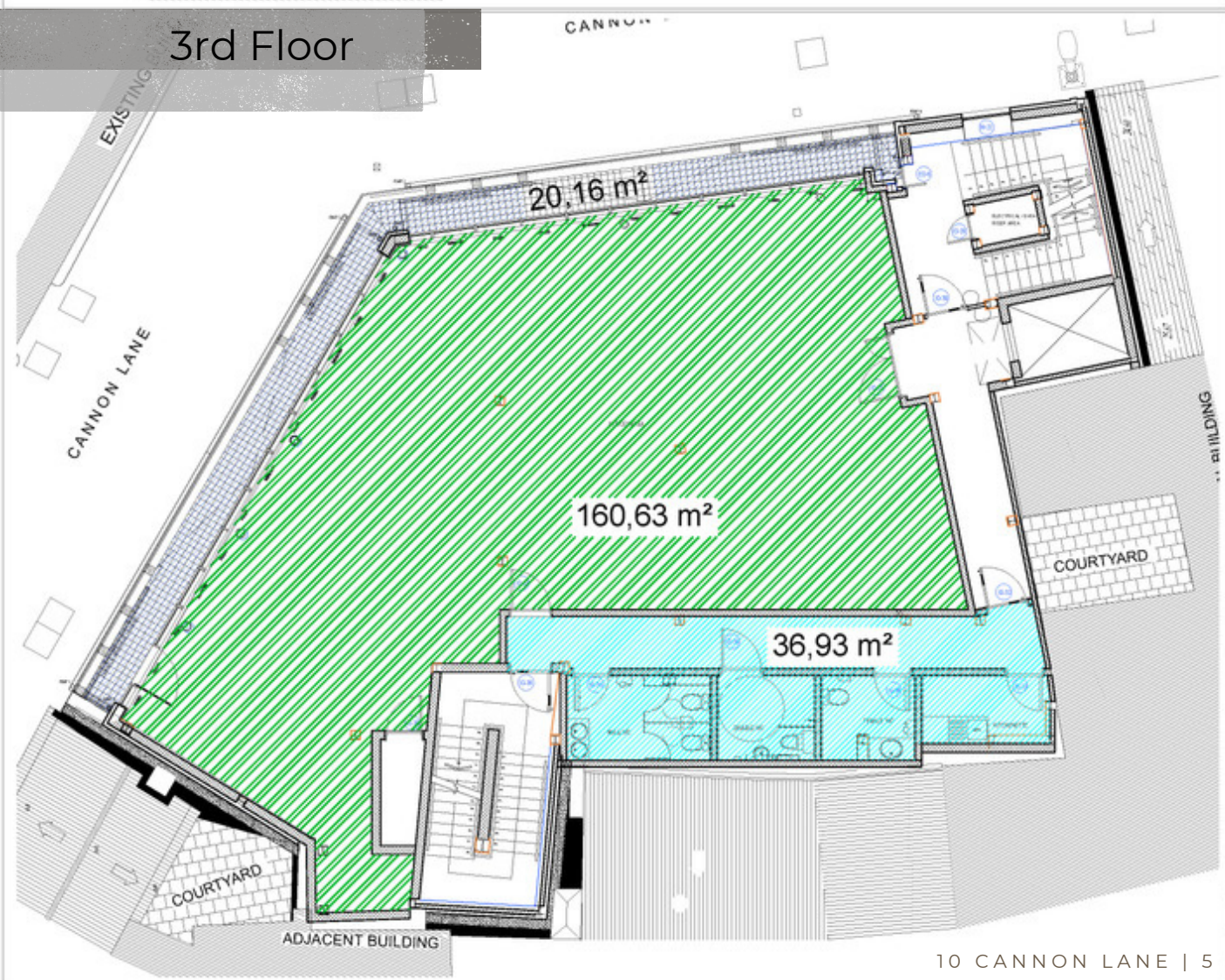
CANNON HOLDINGS LTD

NO. 001 | APPROVED
+ 00.000 +

PROJECT
6/12 CANNON LANE
PROPOSED RETAIL/OFFICE BUILDING

OBJECTIVE
SECOND FLOOR
(CEILING)

3rd Floor



NO. 001 | APPROVED
+ 00.000 +



SITUS CONSTRUCTION
By Group Companies

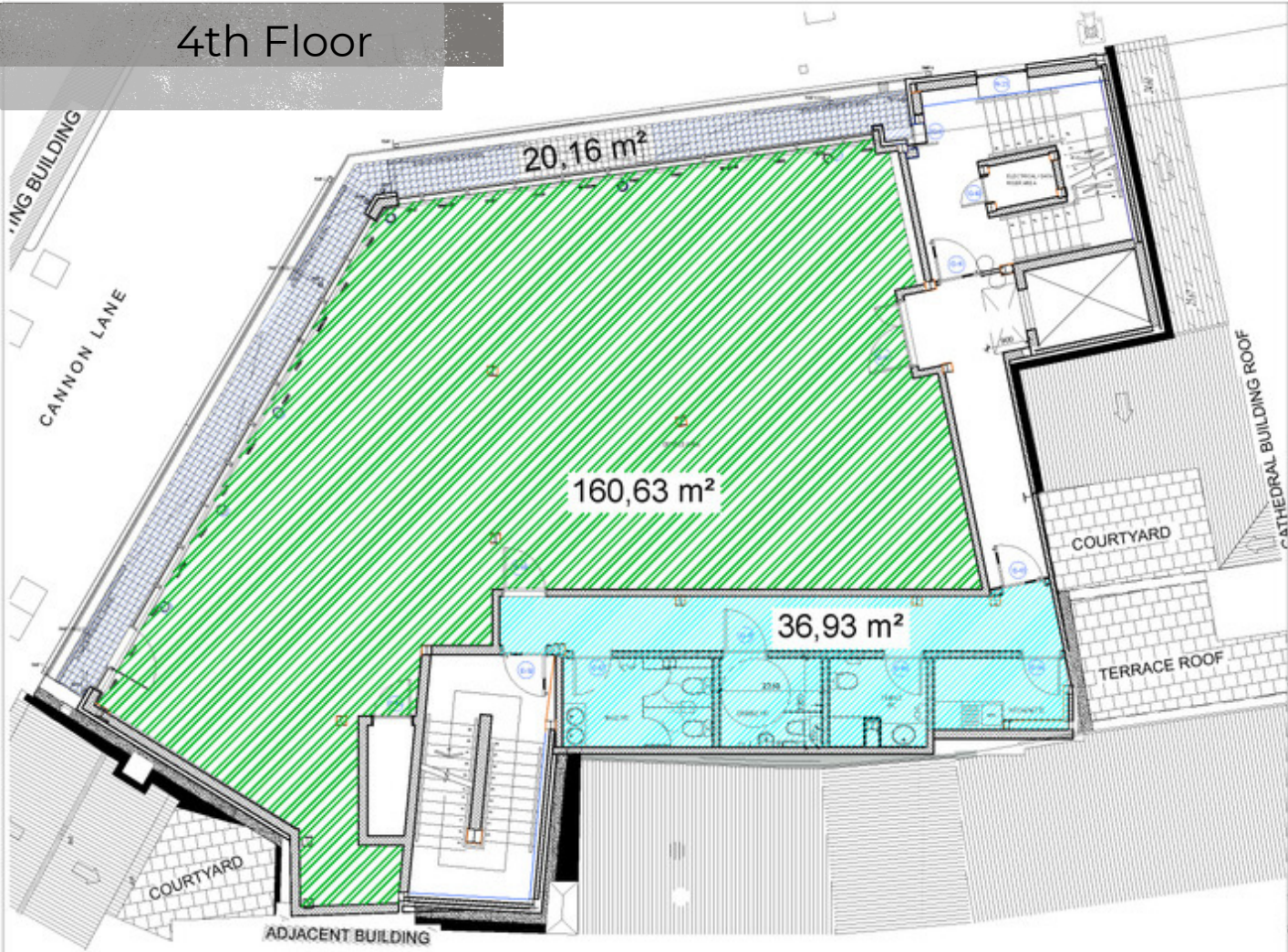
CANNON HOLDINGS LTD

NO. 001 | APPROVED
+ 00.000 +

PROJECT
6/12 CANNON LANE
PROPOSED RETAIL/OFFICE BUILDING

OBJECTIVE
THIRD FLOOR
(CEILING)

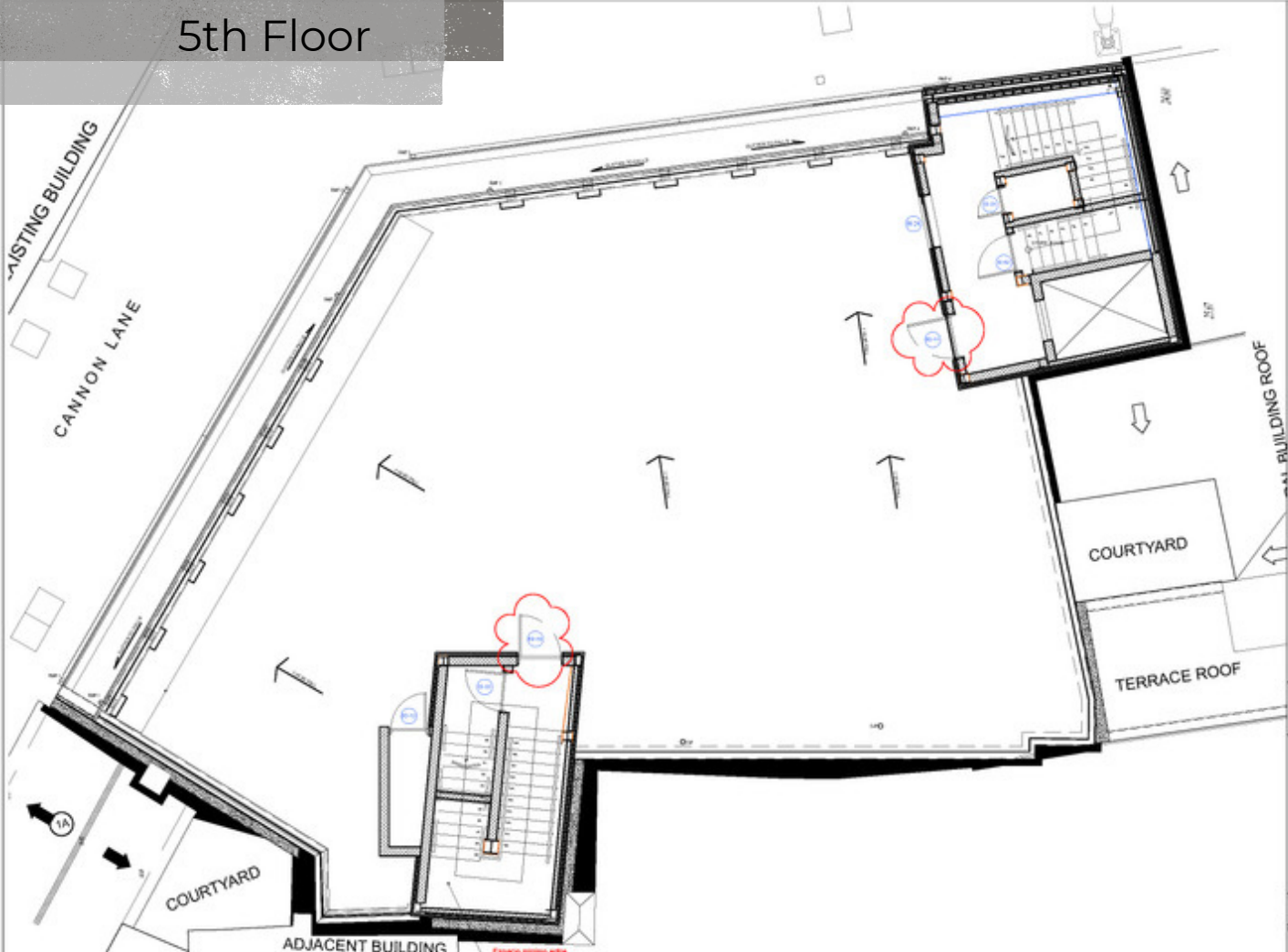
4th Floor



SITUS CONSTRUCTION
By Group Companies

CANNON HOLDINGS LTD
8/12 CANNON LANE
PROPOSED RETAIL/OFFICE BUILDING
FOURTH FLOOR
CEILING

5th Floor



SITUS CONSTRUCTION
By Group Companies

CANNON HOLDINGS LTD
8/12 CANNON LANE
PROPOSED RETAIL/OFFICE BUILDING
PROPOSED TERRACE FLOOR
FLOOR



Led recessed ceiling lighting

Lavish main entrance

roof top terrace

wrap around balcony on 3rd & 4th floor



EXTERIOR



AMENITIES

1ST, 2ND, 3RD & 4TH FLOOR
ACCOMMODATES KITCHEN, LADIES,
GENTS AND DISABLED BATHROOMS

BATHROOM

SENSOR
TAPS

HAND
DRYERS

EXTRACTOR
WITH TIMER

SENSOR
LIGHTING



BATHROOM SPECIFICATIONS

Roca Electronic Sensor Prime Range L90-E Basin Taps
Roca Prime Range Sanitary ware
Xlerator Cromo Hand Dryers – 8 sec. dry time
Soler & Palua Extract Ventilation Model TD250/100 Silent with timer
Thermor Water Boiler
Cotto D'Estex Sustyle Italian Premium Ceramic Tiles – entire walls & floors



KITCHEN SPECIFICATIONS

Fully Fitted including fridge and microwave
Cotto D'Estex Sustyle Italian Premium Ceramic Tiles – entire walls & floors

GROUND FLOOR



2 Main Entrances

Elevator: Otis Gen 2 Comfort Life Style

13 person with 6 stops

In case of power failure moves to lower floor

Premises

Daikin VAM 800 AirFlow Heat

Reclaim Ventilation System

Cotto D'Estex Sustyle Italian

Premium Ceramic Tiles 900x900 on

Ground Floor, 1st & 2nd Floors



GROUND FLOOR UNIT



① Unit area 205m²



FIRST FLOOR UNIT

With Kitchen, Ladies, Gents and Disabled bathrooms.

1

FLOOR



① Total area 204 m²



SECOND FLOOR UNIT

With Kitchen, Ladies, Gents and Disabled bathrooms.

2
FLOOR



① Total area 218 m2



THIRD FLOOR UNIT

With Balcony, Kitchen, Ladies, Gents and Disabled bathrooms.

3

FLOOR



① Internal area 197 m2 Balcony 20 m2



FORTH FLOOR UNIT

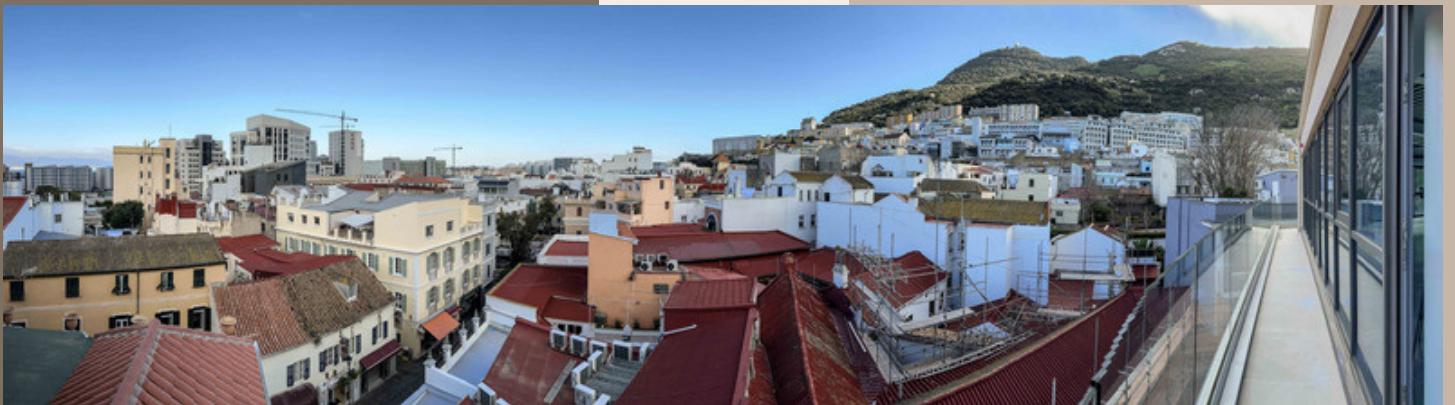
With Balcony, Kitchen, Ladies, Gents and Disabled bathrooms.



4
FLOOR



① Internal area 197 m² Balcony 20 m²



FIFTH FLOOR ROOFTOP

With stunning 360' views towards the Rock, Sea, Cathedral and across town.

5
FLOOR



① External 220 m2



AREAS & MAINTENANCE COST

| Level | Office Area M2 | Private WCs Service Area M2 | Terrace Area M2 | Total Internal M2 | Total External M2 | Grand Total M2 |
|------------|-------------------|-----------------------------------|--------------------|----------------------|----------------------|-------------------|
| Ground | 205.00 | | | 205.00 | | 205.00 |
| First | 173.13 | 31.22 | | 204.35 | | 204.35 |
| Second | 181.05 | 36.93 | | 217.98 | | 217.98 |
| Third | 160.63 | 36.93 | 20.16 | 197.56 | 20.16 | 217.72 |
| Fourth | 160.63 | 36.93 | 20.16 | 197.56 | 20.16 | 217.72 |
| Roof Level | | | 220.00 | | 220.00 | |
| TOTAL | 880.44 | 142.01 | 260.32 | 1,022.45 | 260.32 | 1,282.77 |

COMMON EXPENSES EQUALLY SPLIT AMONGST THE FIVE FLOORS.

TO INCLUDE CLEANING COST TO THE COMMUNAL AREAS, THE STAIRCASE, LOBBIES ETC.

LIFT MAINTENANCE

BUILDING INSURANCE

FIRE ALARM SYSTEM AND FIRE EQUIPMENT LOCATED IN THE COMMON AND CONTROLLED AREAS

RATES CHARGED BY LPS FOR THE KITCHENETTES AND TOILETS WITHIN THE CONTROLLED AREAS

GENERAL REPAIRS AND MAINTENANCE

CONSUMPTION OF ELECTRICITY AND WATER TO THE COMMON AND CONTROLLED AREAS*

*CONTROLLED AREAS HAVE SENSORS TO LIGHTING AND WATER TAPS IN TOILETS - ALL LIGHTING IS LED ENERGY EFFICIENT.

USE OF ELECTRONIC FOB KEY LOCKS TO CONTROLLED AREAS ON EACH FLOOR BY THE TENANT WHO'S OFFICE IS NEXT TO THE CONTROLLED AREA (MARKED IN BLUE/GREEN IN THE DRAWINGS).



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