

+ HSBC Malta HQ
Malta



The What

Elegant & attractive office block lifted above a podium garden landscape.

The Design Concept

- Efficient single office block
- Free standing pavilion block reducing risk due to seismic collapse of adjacent buildings
- Efficient layout with single core and 'doughnut' circulation
- Efficient external envelope
- Excellent outlook and natural lighting to all workstation positions
- Good linkage to phase 2 via landscaped podium
- Parking efficiency utilising part ground floor reduces need for excavation
- Good access for semi public facilities at lower ground and upper ground levels



**LARGE COMPLEX
PLANNING AND BUILDING
ON A HYPER SENSITIVE SITE**



**BUILD TO SUIT
DEVELOPMENT; HIGH
ESG CREDENTIALS**



250,000FT²



£TBCM

Lower Ground Floor Plan Training + Amenities

- Lower ground provides capacity for level pedestrian access adjacent to branch.
- Vehicular drop off and plaza branch and safety deposit.
- Training centre rooms afforded natural light from open light well to landscaped podium.
- Potential for direct access to training centre spaces from street.
- Circa 76 car parking spaces can be accommodated with straightforward access for VIP's and visitors.
- There is scope for additional storage space alleviating pressure on quality working spaces above.
- Plant and spaces requiring intensive servicing are adjacent to core and loading bay.
- Service vehicles can navigate in forward gear.

Upper Ground Floor Main Entry + Amenities

- The main reception at upper ground floor has level and stepped access providing a prestige arrival sequence to the building.
- Client business centre & meeting spaces are accessed directly from reception at ground level and have a visual link to landscaped parkland podium setting.
- The restaurant occupies the southern part of the floor again opening onto the landscaped podium.
- Upper ground podium provides a landscaped perimeter space with public or semi public pedestrian access in line with local planning parameters.
- The landscaped area provides potential for linkage to phase 2 which could also be planned

L1 Mezzanine Office

- Scope to link mezzanine directly with reception via void over reception.
- 10m deep space overlooking landscape perimeter.
- Reduced plate creates more elegant and prestige arrival to building.
- Circa 78 workstation capacity.

L2/3/4 Typical Office Levels

- Workplace floors accessed by lift bank.
- 11.4m deep floor plates allowing prime workstation positions in 5.2m & 7.5m shallow plan perimeter.
- Deep plan spaces around core utilised for collaboration, resources and storage areas.
- Efficient circulation ring with direct connection to stairs and lift core.
- Passenger lifts located central to plate reducing journey times between floors.
- Scope to improve stair linkage between floors by enhancing finish and visibility.
- Circa 152 workstation capacity.

L5 Office + Meeting Rooms

- Typical floor with additional client conference and meeting facilities to north eastern corner of plan facing views of Valletta.
- Circa 108 workstations.

Basement parking

- Approximately 165 parking spaces per level.
- Approximately 406 parking spaces total over 2.5 levels of parking.