



#### REFERENCE:

### Tenanted property, Kalvebod Brygge 45, Copenhagen

#### BUILDER:

Norrporten property company

#### SOLAR SHADING:

MicroShade® MS-A Vertical, 2-layer glazing. 1,280 sq m in the south-east, south and south-west facades.

#### INDOOR CLIMATE:

Upgrading windows with MicroShade glazing significantly improves the indoor climate: Time spent working in temperatures above 26-27°C in the zones close to the façades is considerably reduced, staff are not exposed to direct heat and the indoor climate standards for modern office buildings are complied with.

#### ADVANTAGES:

- Good indoor climate and working environment
- Clear view out
- Better use of area – right up to the windows
- Greater flexibility for fixtures and equipment
- No need to invest DKK 5-6 million in cooling equipment
- Better return for the property company
- The property value can be written up with a better return

# A GOOD INDOOR CLIMATE IS GOOD BUSINESS

Location, square metres and price are no longer the only factors businesses require of their offices. The indoor climate must also meet requirements.

**For the property investor, this can be converted into a better return and higher property value.** Hence, a serious indoor climate problem had to be solved before the lease property at Kalvebod Brygge 45 in Copenhagen could be let. Large window sections facing south-east, south and south-west were creating problems for the indoor climate and working environment.

Even an expensive cooling system would still have presented challenges, and external solar shading would have blocked off 80 percent of the natural light during the summer months and hence also the view of the harbour.

1,300 square metres of windows were therefore replaced with MicroShade windows with integrated solar shading, which blocks out unwanted heat from the sun, lets plenty of daylight in, ensures open views and gives tenants flexibility with their fixtures and equipment.

The property company, Norrporten, calculated that there was a good financial argument for investing a considerable sum in new windows, solely to improve the indoor climate and satisfy tenants.

The new MicroShade windows have increased the value of the property for the customer. The building could therefore command a higher rent. The lower costs and higher income ensure Norrporten a quick ROI. The company can convert the improved indoor climate into a higher property value and better return.



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