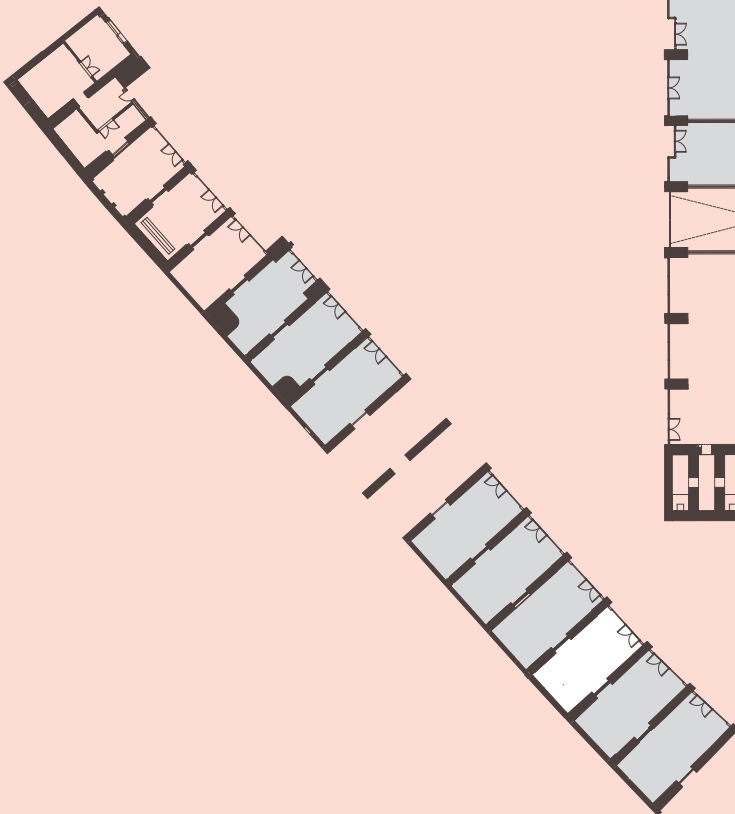


# UNIT B3

APPROX. 493 SQ FT (45.8 SQ M)  
RETAIL SPACE



## LETTING AGENTS



+44 (0)20 7935 5000

**MATT HYLAND**

matthew.hyland@cushwake.com



+44 (0)20 7290 4555

**DAVID BANNISTER**

dbannister@nashbond.co.uk

## King's Cross

+44 (0)20 3664 0200

**CRAIG WHITE**

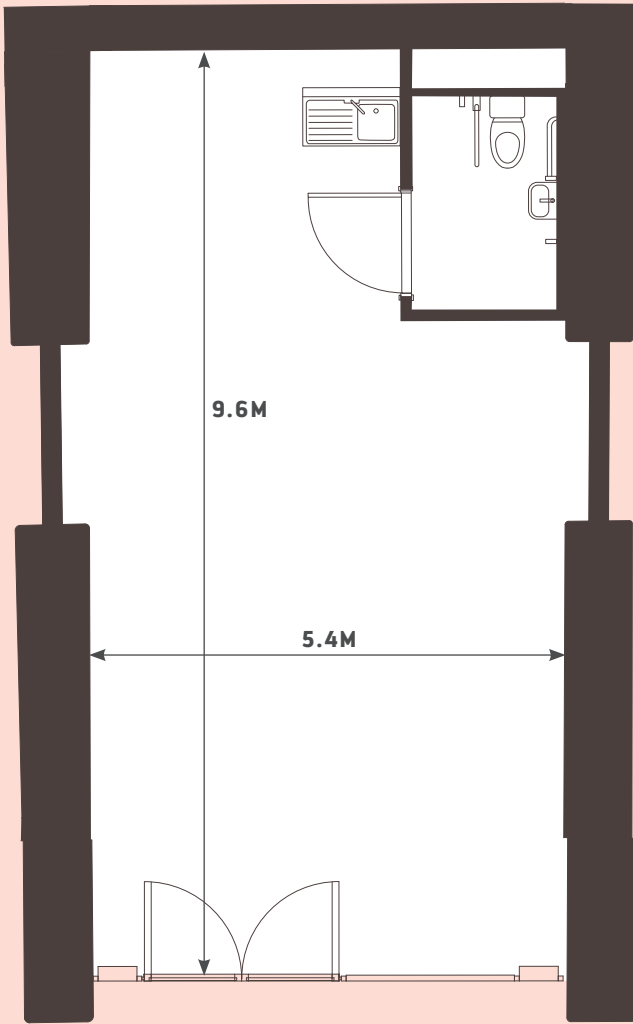
craig.white@argentllp.co.uk

**CLAIRE LEVITT**

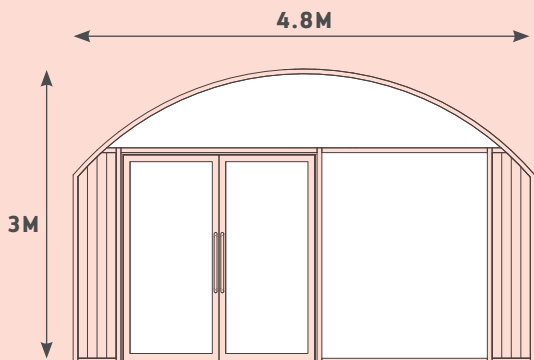
claire.levitt@argentllp.co.uk

RETAIL LAYOUT

NOT TO SCALE: PLANS ARE FOR INDICATIVE PURPOSES ONLY

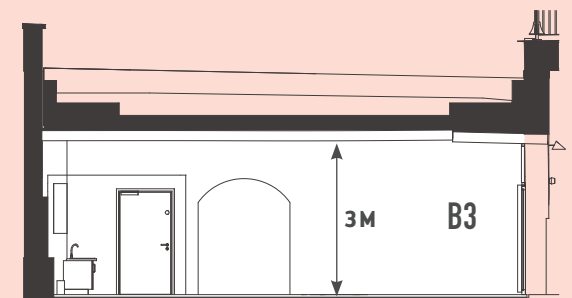


FLOOR PLAN



SHOP FRONT AND SIGNAGE ZONES

<b>UNIT NUMBER</b>	B3
<b>LEVEL</b>	Yard Level
<b>PERMITTED USE</b>	A1 - A4
<b>APPROX. AREA (NIA)</b>	493 sq ft / 45.8 sq m
<b>MAX. CEILING HEIGHT</b>	3m
<b>FLOOR FINISH</b>	Polished poured resin topping
<b>WALL FINISH</b>	Exposed existing brick wall with ghosting / Historic paint / Plasterboard (taped and jointed)
<b>CEILING FINISH</b>	Exposed existing brick wall with ghosting / Historic paint
<b>SHOP FRONT</b>	Dark Grey PPC Steel shopfront with manual door function.
<b>FLOOR LOADING</b>	4.0 kN/m <sup>2</sup>
<b>WATER SUPPLY</b>	28mm capped supply 0.3 l/s
<b>GAS SUPPLY</b>	n/a
<b>ELECTRICITY SUPPLY</b>	8 KVA Three Phase Supply. 1 No. 100A 8 Way TP&N DB
<b>LIGHTING LEVEL (LUX)</b>	500 lx
<b>LIGHTING CONTROL</b>	Manual switching
<b>LIGHT FITTING QUANTITIES</b>	9 No. LED downlights
<b>EMERGENCY LIGHTING</b>	5 No. LED downlights with 3h autonomy
<b>WALL SOCKETS</b>	6 No. 13A twin switched socket outlets
<b>FUSED CONNECTIONS UNITS (FCU)</b>	6 No. 13A switched FCU
<b>ACCESSORIES FINISH</b>	Stainless Steel
<b>DATA PROVISION</b>	1 No. Fibre optic distributed network, 1 No. retail WiFi Data Outlets, 1 No. WIFI aerial, 1 No. Twin Data outlet & 1 No. Footfall data outlet.
<b>FIRE ALARM PROVISION</b>	1 No. SO, 1 No. HD, 1 No. FAI, 1 No. WM cabinet & 1 No. Break glass unit
<b>HEATING/HOT WATER</b>	9.7kW LTHW Load. 4-Pipe Cassette Fan Coil Unit
<b>COOLING</b>	6.58kW CHW 4-Pipe Cassette Fan Coil Unit
<b>DRAIN CONNECTIONS</b>	1 x 100mm, 4 x 50mm
<b>VENTILATION</b>	Ceiling mounted mechanical ventilation with heat recovery
<b>INTERNAL NOISE LIMITS</b>	NR 40



SECTION