

# UNIT EV1

APPROX. 1,117 SQ FT (103.8 SQ M)  
RETAIL SPACE

#### LETTING AGENTS



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## King's Cross

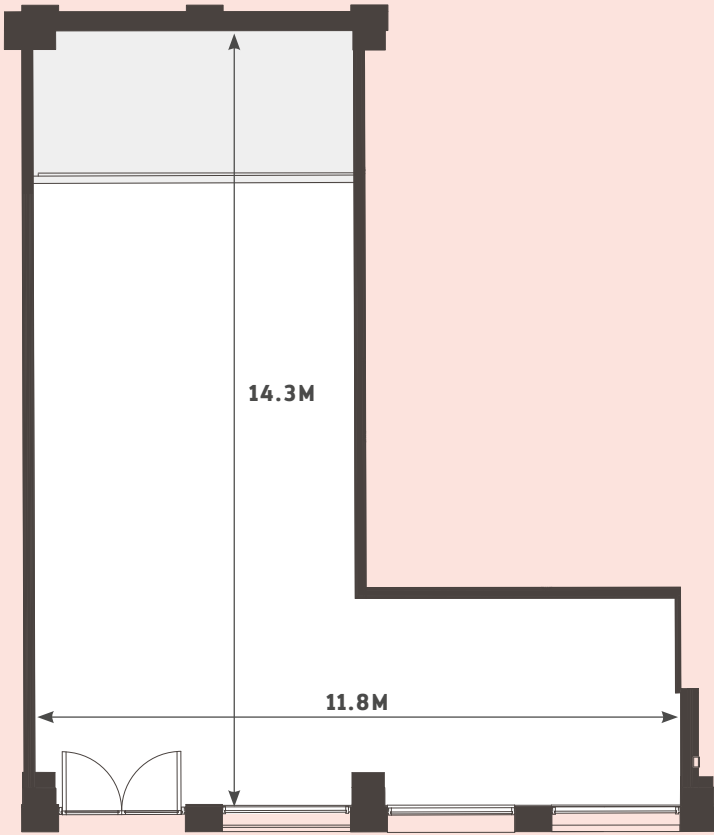
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**CRAIG WHITE**

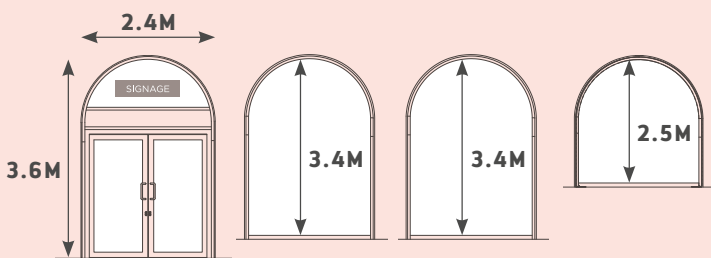
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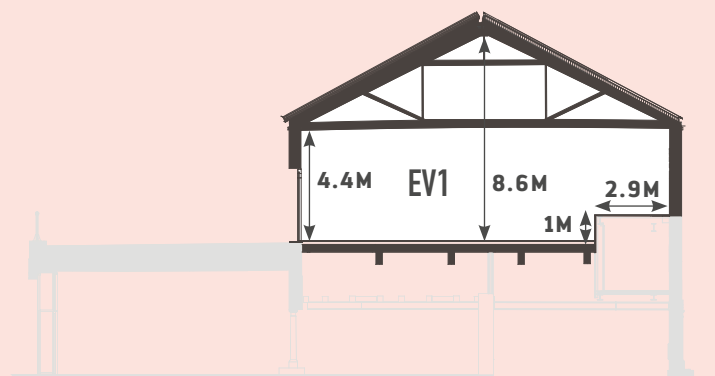


FLOOR PLAN



SHOP FRONT AND SIGNAGE ZONES

<b>UNIT NUMBER</b>	EV1
<b>LEVEL</b>	Viaduct Level
<b>PERMITTED USE</b>	A1
<b>APPROX. AREA (NIA)</b>	1,117 sq ft / 103.8 sq m
<b>MAX. CEILING HEIGHT</b>	4.4-8.6m
<b>FLOOR FINISH</b>	Concrete slab with 90 / 124mm tenant floor finish zone
<b>WALL FINISH</b>	Exposed brickwork / Plasterboard (taped and jointed)
<b>CEILING FINISH</b>	Exposed sarking boards / Fire protection boards between existing joists
<b>SHOP FRONT</b>	Dark Grey PPC Steel shopfront with manual door function. Integrated louvres with blanking panels for tenant connection
<b>FLOOR LOADING (LIVE LOAD UDL)</b>	4.0 kN/m <sup>2</sup> (potential storage area 7.5kN/m <sup>2</sup> )
<b>WATER SUPPLY</b>	28mm capped supplies (0.5 l/s)
<b>GAS SUPPLY</b>	n/a
<b>ELECTRICITY SUPPLY</b>	18 KVA Three Phase Supply. 1No. 100A TP&N switch isolator
<b>HEATING/HOT WATER</b>	15.7kW LTHW Load. Dedicated plate heat exchanger installed by landlord with valved and capped connections
<b>COOLING</b>	15.0kW CHW Load. Dedicated plate heat exchanger installed by landlord with valved and capped connections
<b>DRAIN CONNECTIONS</b>	5 no. 100mm
<b>INTERNAL NOISE LIMITS</b>	NR 40
<b>NOTE</b>	Raised platform at rear of the unit. Timber / brick infills to the rear of the unit



SECTION