



UNIT EV5

APPROX. 793 SQ FT (73.7 SQ M) RETAIL SPACE

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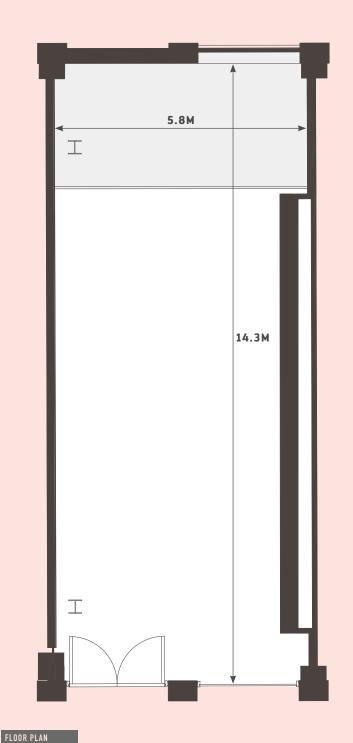
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UNIT NUMBER

LEVEL Viaduct Level

PERMITTED USE AT

APPROX. AREA (NIA) 793 sq ft / 73.7 sq m

EV5

MAX. CEILING HEIGHT 4.3m

FLOOR FINISH Concrete slab with 90 / 124mm tenant floor

finish zone

WALL FINISH Exposed brickwork / Plasterboard (taped

and jointed) / Exposed concrete

CEILING FINISH Exposed metal deck / Fire protection boards

between existing joists

SHOP FRONT Dark Grey PPC Steel shopfront with manual

door function. Integrated louvres with blanking

panels for tenant connection

FLOOR LOADING (LIVE LOAD UDL)

4.0 kN/m² (potential storage area 7.5kN/m²)

WATER SUPPLY 28mm capped supplies (0.5 l/s)

GAS SUPPLY n/a

ELECTRICITY SUPPLY 12.7 KVA Three Phase Supply. 1No. 100A TP&N

switch isolator

HEATING/HOT WATER 12.7kW LTHW Load. Dedicated plate heat

exchanger installed by landlord with valved

and capped connections

COOLING 10.78kW CHW Load. Dedicated plate heat

exchanger installed by landlord with valved

and capped connections

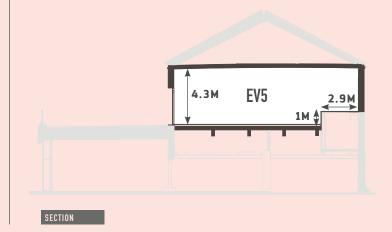
DRAIN CONNECTIONS 3 no. 100mm

INTERNAL NOISE LIMITS NR 40

NOTE Raised platform at rear of the unit.

Timber / brick infills to the rear of the unit





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