

UNIT EY1 & EY2

APPROX. 2,177 SQ FT (203 SQ M)
RETAIL SPACE

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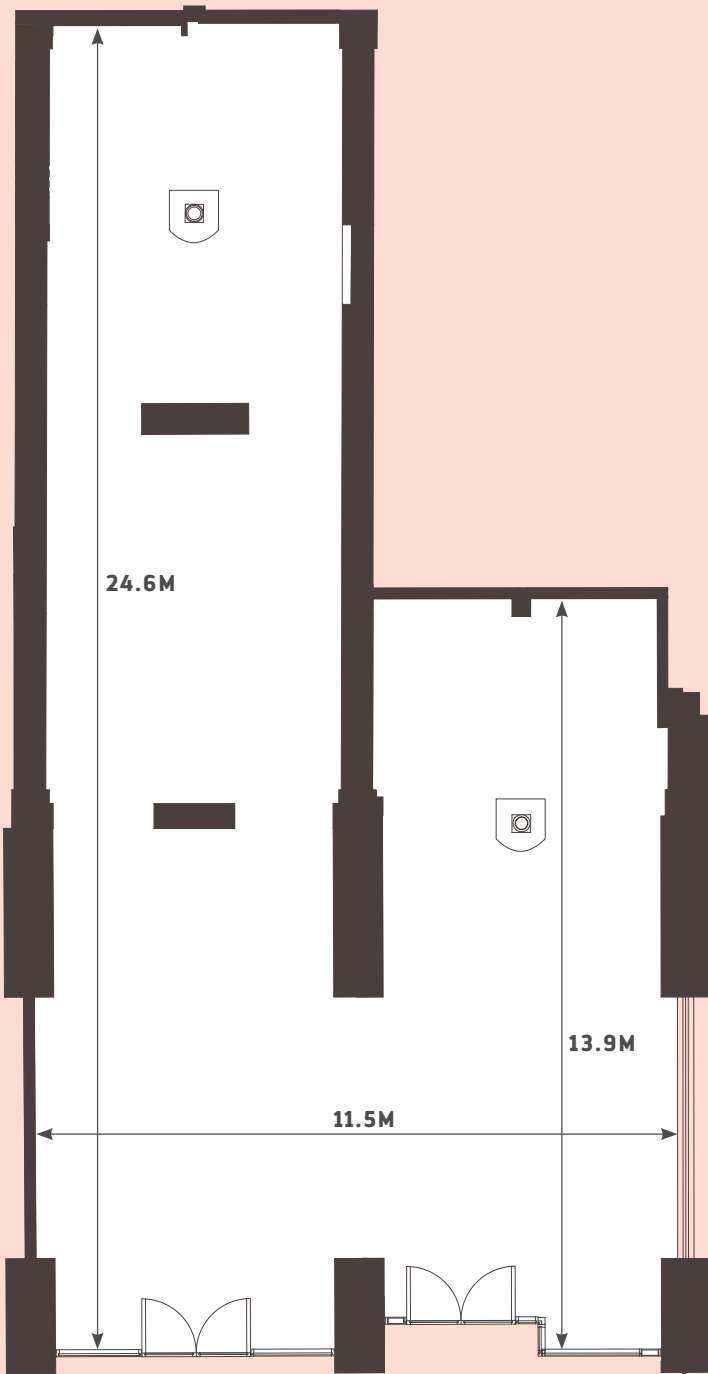
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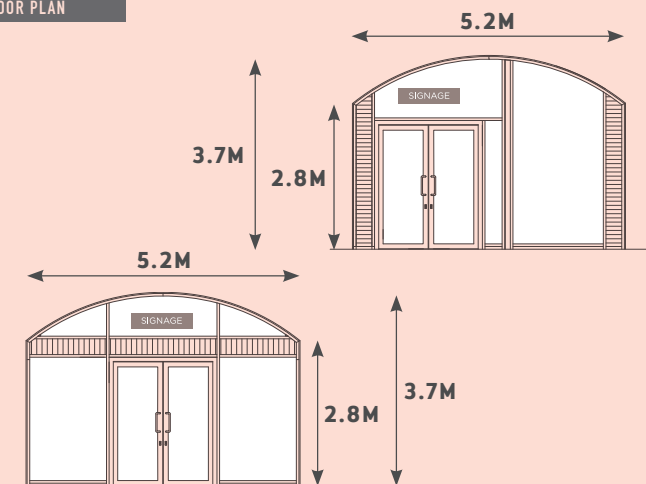
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RETAIL LAYOUT

NOT TO SCALE: PLANS ARE FOR INDICATIVE PURPOSES ONLY

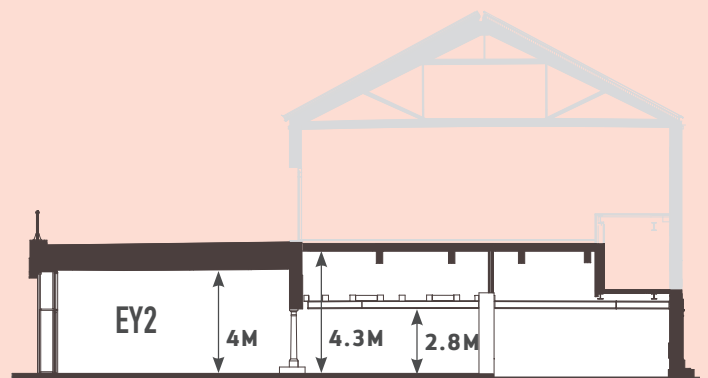


FLOOR PLAN



SHOP FRONT AND SIGNAGE ZONES

UNIT NUMBER	EY1 & EY2
LEVEL	Yard Level
PERMITTED USE	A1
APPROX. AREA (NIA)	2,177 sq ft / 203 sq m
MAX. CEILING HEIGHT	2.8-4.3m
FLOOR FINISH	Concrete slab with 90mm tenant floor finish zone
WALL FINISH	Exposed brickwork / Plasterboard (taped and jointed)
CEILING FINISH	Fire protection boards between existing joists
SHOP FRONT	Dark Grey PPC Steel shop front with manual door function. Integrated louvres with blanking panels for tenant connection
FLOOR LOADING (LIVE LOAD UDL)	4.0 kN/m ² (potential storage 7.5kN/m ²)
WATER SUPPLY	28mm capped supplies 2 (0.5l/s)
GAS SUPPLY	n/a
ELECTRICITY SUPPLY	33.91 KVA Three Phase Supply. 1No. 100A TP&N switch isolator
HEATING/HOT WATER	25.5kW LTHW Load. Dedicated plate heat exchanger installed by landlord with valved and capped connections
COOLING	28.74kW CHW Load. Dedicated plate heat exchanger installed by landlord with valved and capped connections
DRAIN CONNECTIONS	3no. 100mm, 4no. 50mm
INTERNAL NOISE LIMITS	NR 40



SECTION