

# UNIT EY10

APPROX. 808 SQ FT (79 SQ M)  
RETAIL SPACE

### LETTING AGENTS



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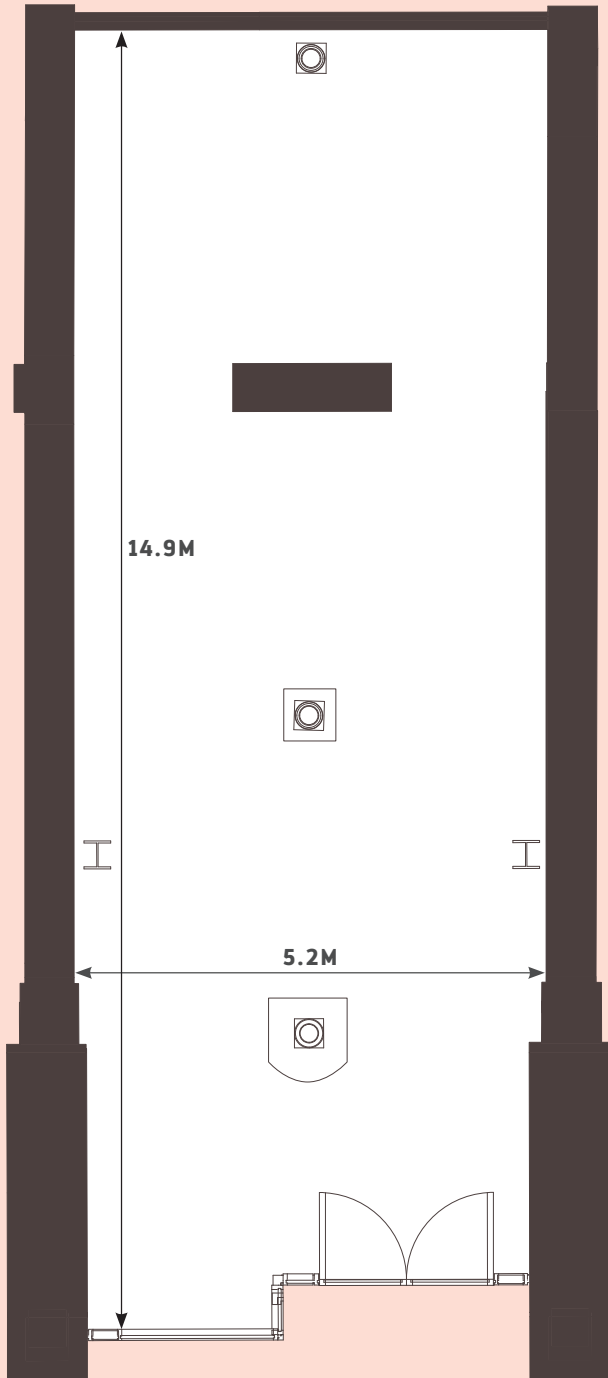
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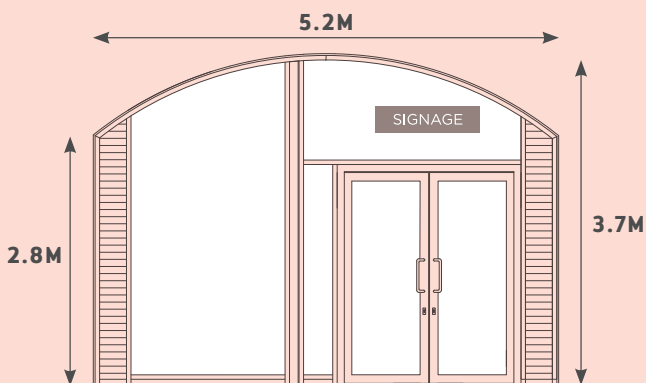
claire.levitt@argentllp.co.uk

RETAIL LAYOUT

NOT TO SCALE: PLANS ARE FOR INDICATIVE PURPOSES ONLY

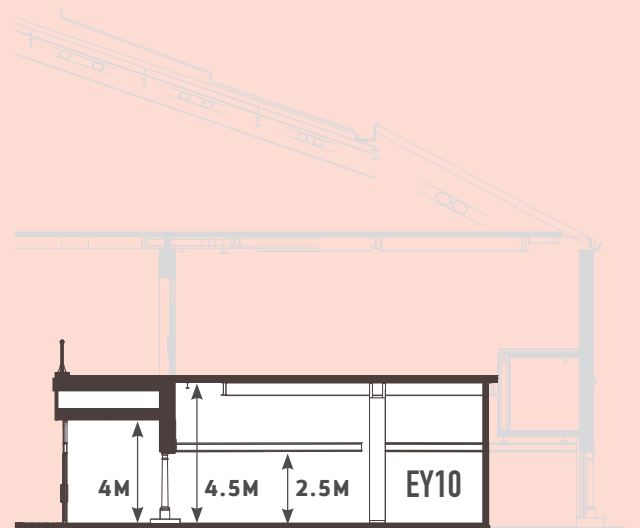


FLOOR PLAN



SHOP FRONT AND SIGNAGE ZONES

<b>UNIT NUMBER</b>	EY10
<b>LEVEL</b>	Yard Level
<b>PERMITTED USE</b>	A1
<b>APPROX. AREA (NIA)</b>	808 sq ft / 79 sq m
<b>MAX. CEILING HEIGHT</b>	2.5-4.5m
<b>FLOOR FINISH</b>	Concrete slab with 90mm tenant floor finish zone
<b>WALL FINISH</b>	Existing brickwork
<b>CEILING FINISH</b>	Exposed metal soffit
<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>
<b>WATER SUPPLY</b>	28mm capped supplies (0.5 l/s)
<b>GAS SUPPLY</b>	n/a
<b>ELECTRICITY SUPPLY</b>	13.37 KVA Three Phase Supply. 1No. 100A TP&N switch isolator (also serving unit EY11)
<b>HEATING/HOT WATER</b>	12.5kW LTHW Load. Dedicated plate heat exchanger installed by landlord with valved and capped connections (also serving unit EY11)
<b>COOLING</b>	10.5kW CHW Load. Dedicated plate heat exchanger installed by landlord with valved and capped connections (also serving unit EY11)
<b>DRAIN CONNECTIONS</b>	1no. 100mm
<b>INTERNAL NOISE LIMITS</b>	NR 40



SECTION