

UNIT EY4

APPROX. 948 SQ FT (88 SQ M)
RETAIL SPACE

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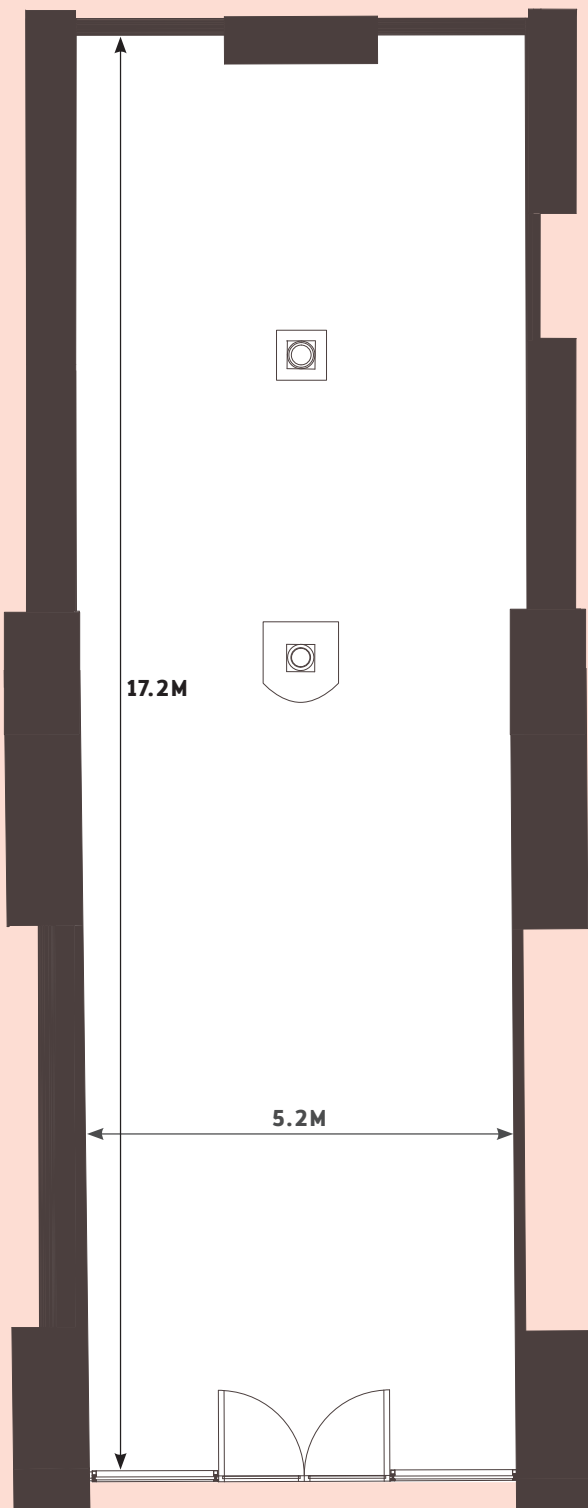
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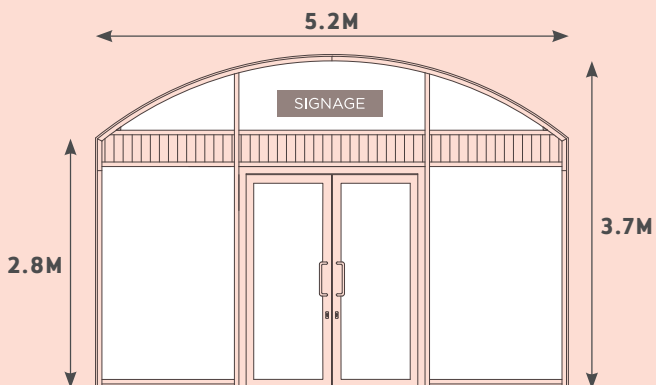
claire.levitt@argentllp.co.uk

RETAIL LAYOUT

NOT TO SCALE: PLANS ARE FOR INDICATIVE PURPOSES ONLY

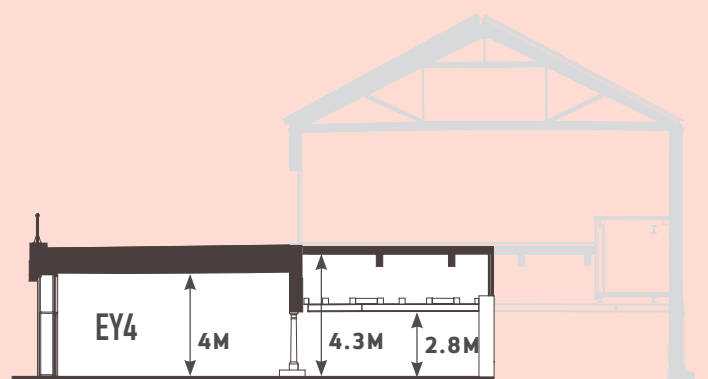


FLOOR PLAN



SHOP FRONT AND SIGNAGE ZONES

UNIT NUMBER	EY4
LEVEL	Yard Level
PERMITTED USE	A1
APPROX. AREA (NIA)	948 sq ft / 88 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 shopfront with manual door function. Integrated louvres with blanking panels for tenant connection
FLOOR LOADING (LIVE LOAD UDL)	4.0 kN/m ²
WATER SUPPLY	28mm capped supplies (0.5 l/s)
GAS SUPPLY	n/a
ELECTRICITY SUPPLY	15.48 KVA Three Phase Supply. 1No. 100A TP&N switch isolator
HEATING/HOT WATER	14.3kW LTHW Load. Dedicated plate heat exchanger installed by landlord with valved and capped connections
COOLING	13.02kW CHW Load. Dedicated plate heat exchanger installed by landlord with valved and capped connections
DRAIN CONNECTIONS	2no. 100mm
INTERNAL NOISE LIMITS	NR 40



SECTION