

UNIT L10

APPROX. 405 SQ FT (37.6 SQ M)
RETAIL SPACE

LETTING AGENTS



+44 (0)20 7935 5000

MATT HYLAND

matthew.hyland@cushwake.com



+44 (0)20 7290 4555

DAVID BANNISTER

dbannister@nashbond.co.uk

King's Cross

+44 (0)20 3664 0200

CRAIG WHITE

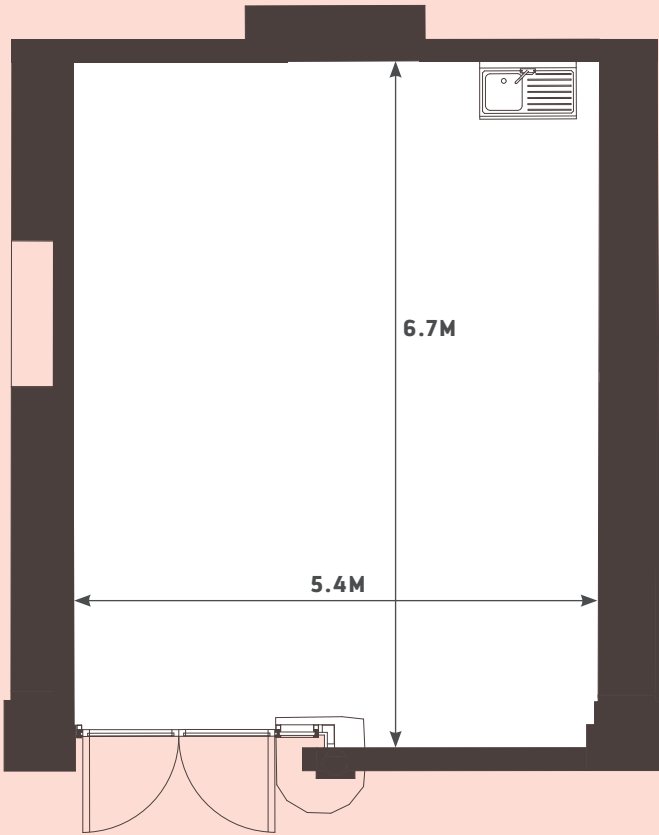
craig.white@argentllp.co.uk

CLAIRE LEVITT

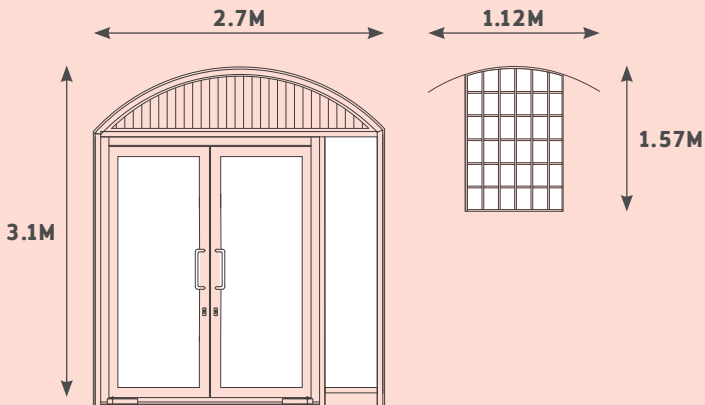
claire.levitt@argentllp.co.uk

RETAIL LAYOUT

NOT TO SCALE: PLANS ARE FOR INDICATIVE PURPOSES ONLY

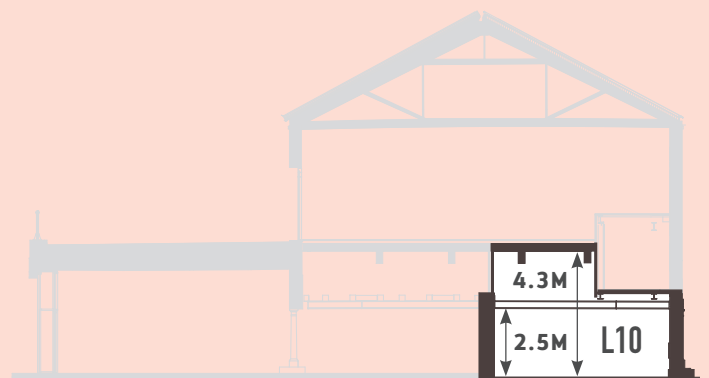


FLOOR PLAN



SHOP FRONT AND SIGNAGE ZONES

UNIT NUMBER	L10
LEVEL	Yard Level
PERMITTED USE	A1 - A4
APPROX. AREA (NIA)	405 sq ft / 37.6 sq m
MAX. CEILING HEIGHT	2.5 - 4.3m
FLOOR FINISH	Polished poured resin topping
WALL FINISH	Exposed existing brick wall with ghosting/ historic paint / 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	4.0 kN/m ² (Potential storage area, 7.5kN/m ²)
WATER SUPPLY	28mm capped supplies 0.5 l/s
GAS SUPPLY	n/a
ELECTRICITY SUPPLY	7.4 KVA Single Phase Supply. 1 No. 32A, 9 way SP&N distribution board
LIGHTING LEVEL (LUX)	500 lx
LIGHTING CONTROL	Manual switching
LIGHT FITTING QUANTITIES	10 No. LED downlights
EMERGENCY LIGHTING	6 No. LED downlights with 3h autonomy
WALL SOCKETS	4 No. 13A twin switched socket outlets
FUSED CONNECTIONS UNITS (FCU)	4 No. 13A switched FCU
ACCESSORIES FINISH	Stainless Steel
DATA PROVISION	1 No. WIFI aerial, 1 No. retail WiFi data outlet, 1 No. Twin data outlet & 1 No. Footfall data outlet
FIRE ALARM PROVISION	1 No. Smoke Detector, 1 No. Heat Detector, Fire Alarm Interface, 1 No. Break glass unit
HEATING/HOT WATER	14.75kW LTHW Load. Heat Interface Unit and radiator installed by landlord.
COOLING	n/a
DRAIN CONNECTIONS	3 x 50mm
INTERNAL NOISE LIMITS	NR 40



SECTION