

# UNIT L11

APPROX. 409 SQ FT (37.9 SQ M)  
RETAIL SPACE

#### LETTING AGENTS



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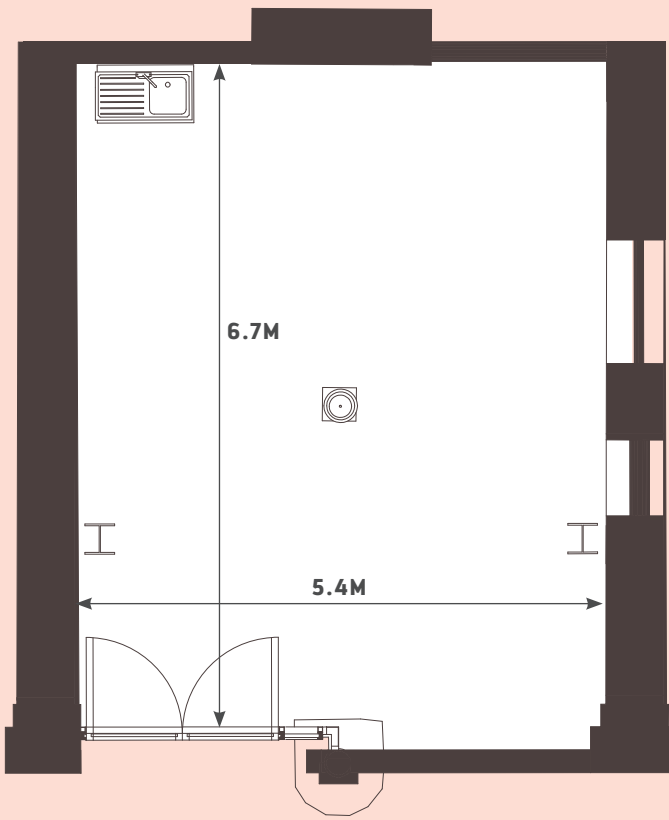
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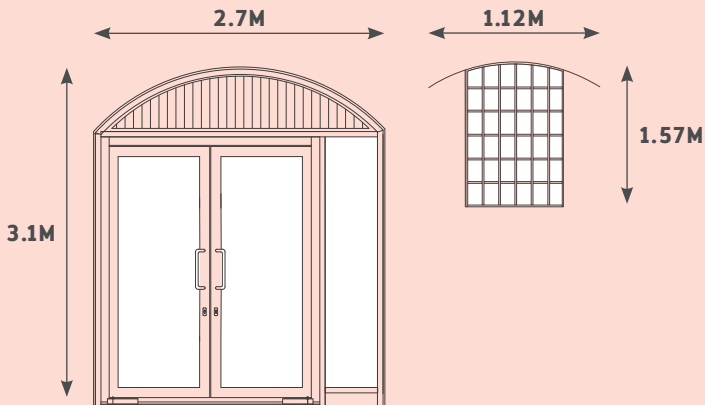
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RETAIL LAYOUT

NOT TO SCALE: PLANS ARE FOR INDICATIVE PURPOSES ONLY

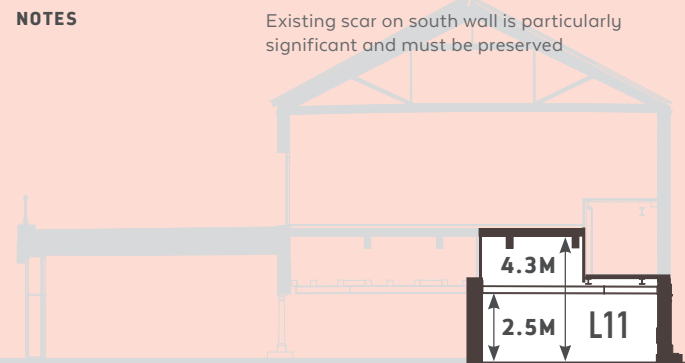


FLOOR PLAN



SHOP FRONT AND SIGNAGE ZONES

<b>UNIT NUMBER</b>	L11
<b>LEVEL</b>	Yard Level
<b>PERMITTED USE</b>	A1 - A4
<b>APPROX. AREA (NIA)</b>	409 sq ft / 37.9 sq m
<b>MAX. CEILING HEIGHT</b>	2.5 - 4.3m
<b>FLOOR FINISH</b>	Polished poured resin topping
<b>WALL FINISH</b>	Exposed existing brick wall with ghosting/ historic paint
<b>CEILING FINISH</b>	Fire Protection boards between existing joists
<b>SHOP FRONT</b>	Dark Grey PPC Steel shopfront with manual door function. Integrated louvres with blanking panels for tenant connection
<b>FLOOR LOADING</b>	4.0 kN/m <sup>2</sup> (Potential storage area, 7.5kN/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>	7.4 KVA Single Phase Supply, 1 No. 32A, 9 way SP&N distribution board
<b>LIGHTING LEVEL (LUX)</b>	500 lx
<b>LIGHTING CONTROL</b>	Manual switching
<b>LIGHT FITTING QUANTITIES</b>	10 No. LED downlights
<b>EMERGENCY LIGHTING</b>	6 No. LED downlights with 3h autonomy
<b>WALL SOCKETS</b>	4 No. 13A twin switched socket outlets
<b>FUSED CONNECTIONS UNITS (FCU)</b>	4 No. 13A switched FCU
<b>ACCESSORIES FINISH</b>	Stainless Steel
<b>DATA PROVISION</b>	1 No. WIFI aerial, 1 No. Retail Wifi data outlet, 1 No. Twin data outlet & 1 No. Footfall data outlet
<b>FIRE ALARM PROVISION</b>	1 No. Smoke Detector, 1 No. Heat Detector, Fire Alarm Interface, 1 No. Break glass unit
<b>HEATING/HOT WATER</b>	14.75kW LTHW Load. Heat Interface Unit and radiator installed by landlord.
<b>COOLING</b>	n/a
<b>DRAIN CONNECTIONS</b>	3 x 50mm
<b>INTERNAL NOISE LIMITS</b>	NR 40



SECTION

**NOTES** Existing scar on south wall is particularly significant and must be preserved