

UNIT L3

APPROX. 215 SQ FT (19.9 SQ M)
RETAIL SPACE

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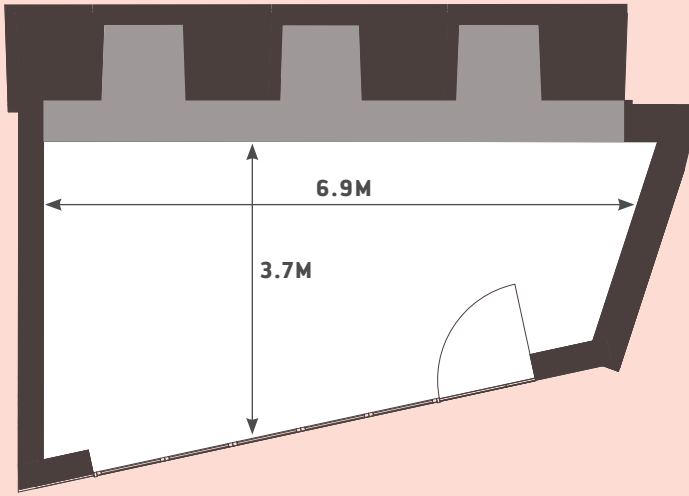
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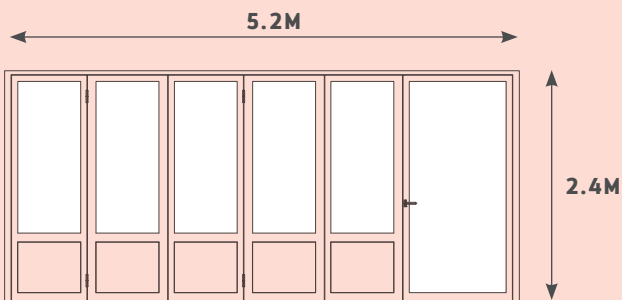
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RETAIL LAYOUT

NOT TO SCALE: PLANS ARE FOR INDICATIVE PURPOSES ONLY

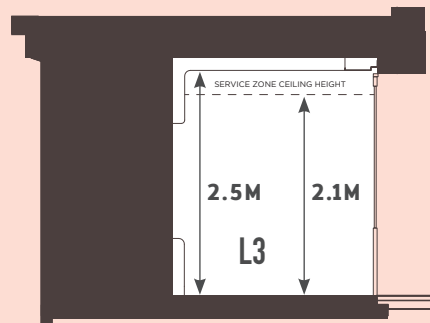


FLOOR PLAN



SHOP FRONT AND SIGNAGE ZONES

UNIT NUMBER	L3
LEVEL	Yard Level
PERMITTED USE	A1 - A4
APPROX. AREA (NIA)	215 sq ft / 19.9 sq m
MAX. CEILING HEIGHT	2.5m
FLOOR FINISH	Polished poured resin topping
WALL FINISH	Self-coloured spray foam
CEILING FINISH	Self-coloured spray foam
SHOP FRONT	PPC steel bifold glazed shopfront system
FLOOR LOADING	4.0 kN/m ²
WATER SUPPLY	28mm BCWS capped supplies (0.3 l/s)
GAS SUPPLY	n/a
ELECTRICITY SUPPLY	7.36 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	7 No. LED downlights
EMERGENCY LIGHTING	6 No. 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. Footfall data outlet, 1 No. twin data outlet, fibre optic distributed network, 1 No. WiFi aerial, 1 No. retail WiFi data outlet
FIRE ALARM PROVISION	2 No. smoke detectors, 1 No. fire alarm interface unit, 1 No. wall mounted speaker, 1 No. break glass unit
HEATING/HOT WATER	7kW LTHW Load. Heat Interface Unit and radiator installed by landlord.
COOLING	n/a
DRAIN CONNECTIONS	1 x 100mm, 3 x 50mm
INTERNAL NOISE LIMITS	NR 40



SECTION