

# UNIT L8

APPROX. 205 SQ FT (19 SQ M)  
RETAIL SPACE

## LETTING AGENTS



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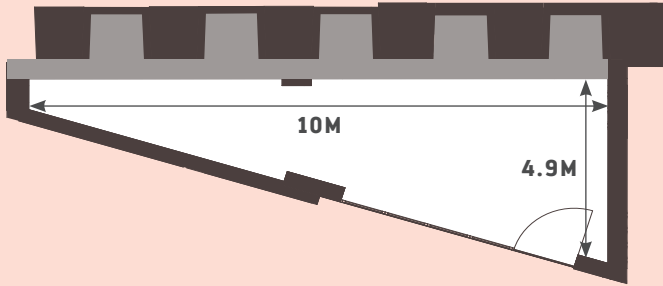
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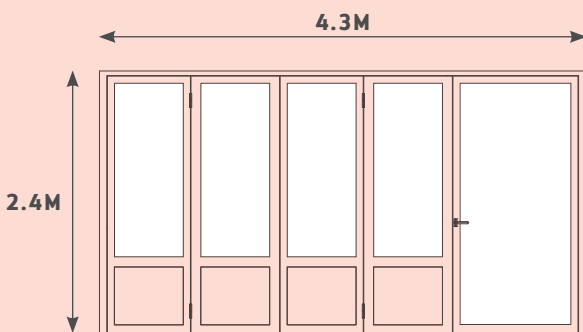
claire.levitt@argentllp.co.uk

RETAIL LAYOUT

NOT TO SCALE: PLANS ARE FOR INDICATIVE PURPOSES ONLY

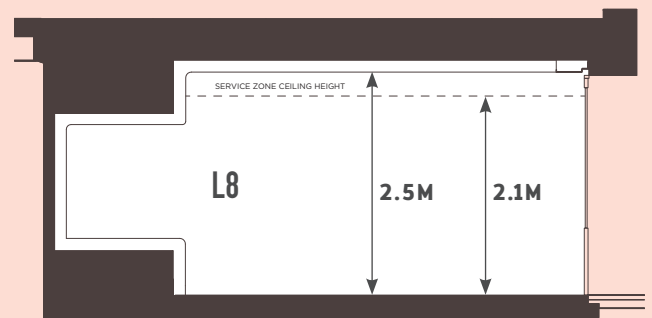


FLOOR PLAN



SHOP FRONT AND SIGNAGE ZONES

<b>UNIT NUMBER</b>	L8
<b>LEVEL</b>	Yard Level
<b>PERMITTED USE</b>	A1 - A4
<b>APPROX. AREA (NIA)</b>	205 sq ft / 19 sq m
<b>MAX. CEILING HEIGHT</b>	2.5m
<b>FLOOR FINISH</b>	Polished poured resin topping
<b>WALL FINISH</b>	Self-coloured spray foam
<b>CEILING FINISH</b>	Self-coloured spray foam
<b>SHOP FRONT</b>	PPC steel bifold glazed shopfront system
<b>FLOOR LOADING</b>	4.0 kN/m <sup>2</sup>
<b>WATER SUPPLY</b>	28mm BCWS capped supplies (0.3 l/s)
<b>GAS SUPPLY</b>	n/a
<b>ELECTRICITY SUPPLY</b>	7.36 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>	7 No. 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. Footfall data outlet, 1 No. twin data outlet, fibre optic distributed network, 1 No. WiFi aerial, 1 No. retail WiFi data outlet
<b>FIRE ALARM PROVISION</b>	2 No. smoke detectors, 1 No. fire alarm interface unit, 1 No. wall mounted speaker, 1 No. break glass unit
<b>HEATING/HOT WATER</b>	6.5kW LTHW Load. Heat Interface Unit and radiator installed by landlord.
<b>COOLING</b>	n/a
<b>DRAIN CONNECTIONS</b>	2 x 100mm, 1 x 50mm
<b>INTERNAL NOISE LIMITS</b>	NR 40



SECTION