

UNIT WV1 & WV2

APPROX. 1,227 SQ FT (113 SQ M)
RETAIL SPACE

LETTING AGENTS



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King's Cross

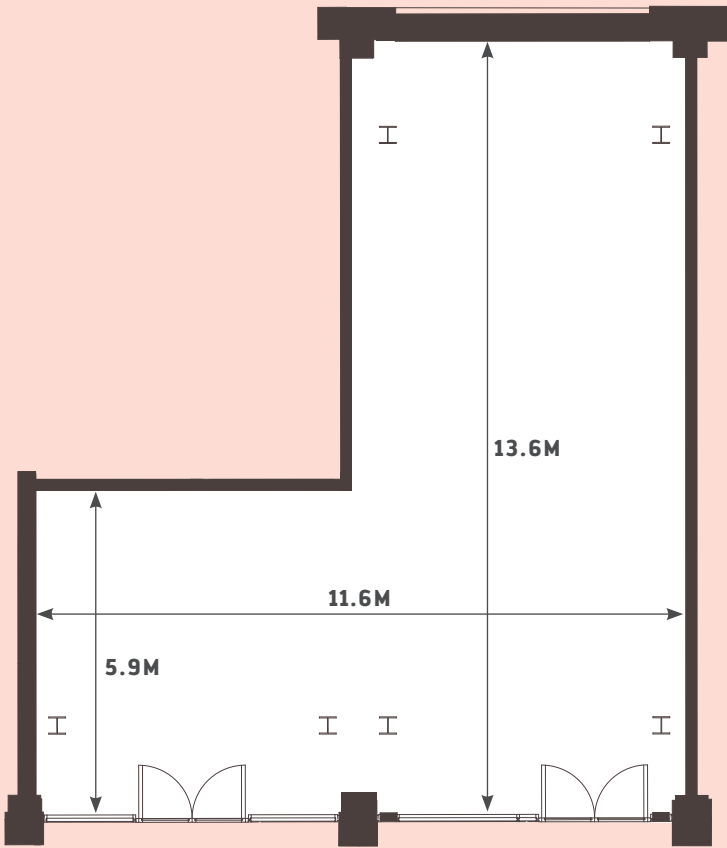
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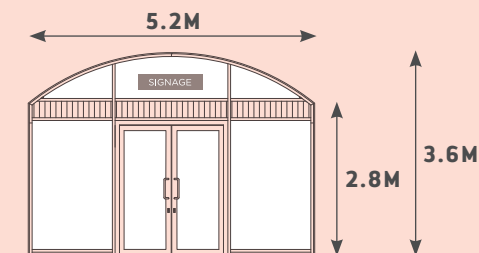
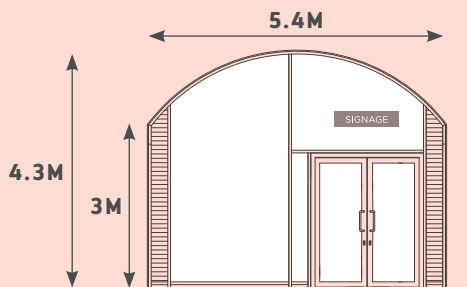
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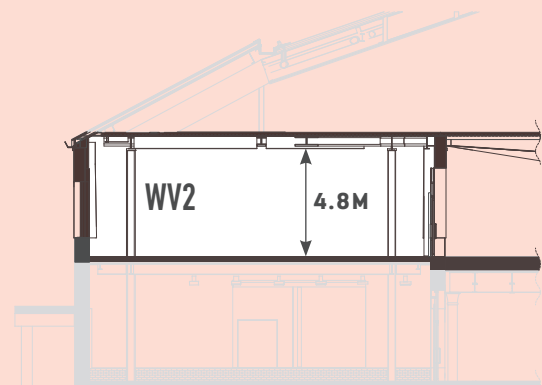


FLOOR PLAN



SHOP FRONT AND SIGNAGE ZONES

UNIT NUMBER	WV1 & WV2
LEVEL	Viaduct Level
PERMITTED USE	A1
APPROX. AREA (NIA)	1,227 sq ft / 113 sq m
MAX. CEILING HEIGHT	4.8m
FLOOR FINISH	Concrete slab with 90mm tenant floor finish zone
WALL FINISH	Exposed brickwork / Plasterboard (taped and jointed)
CEILING FINISH	Exposed metal soffit
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 (potential storage area 7.5 kN/m ²)
WATER SUPPLY	28mm capped supplies (0.5 l/s)
GAS SUPPLY	n/a
ELECTRICITY SUPPLY	34.25 KVA Three Phase Supply. 1No. 200A TP&N switch isolator
HEATING/HOT WATER	17kW LTHW Load. Dedicated plate heat exchanger installed by landlord with valved and capped connections
COOLING	16.8kW CHW Load. Dedicated plate heat exchanger installed by landlord with valved and capped connections
DRAIN CONNECTIONS	3no. 100mm
INTERNAL NOISE LIMITS	NR 40
NOTE	Timber / brick infills to the rear of the unit



SECTION