

UNIT B4

APPROX. 502 SQ FT (46.6 SQ M)
RETAIL SPACE

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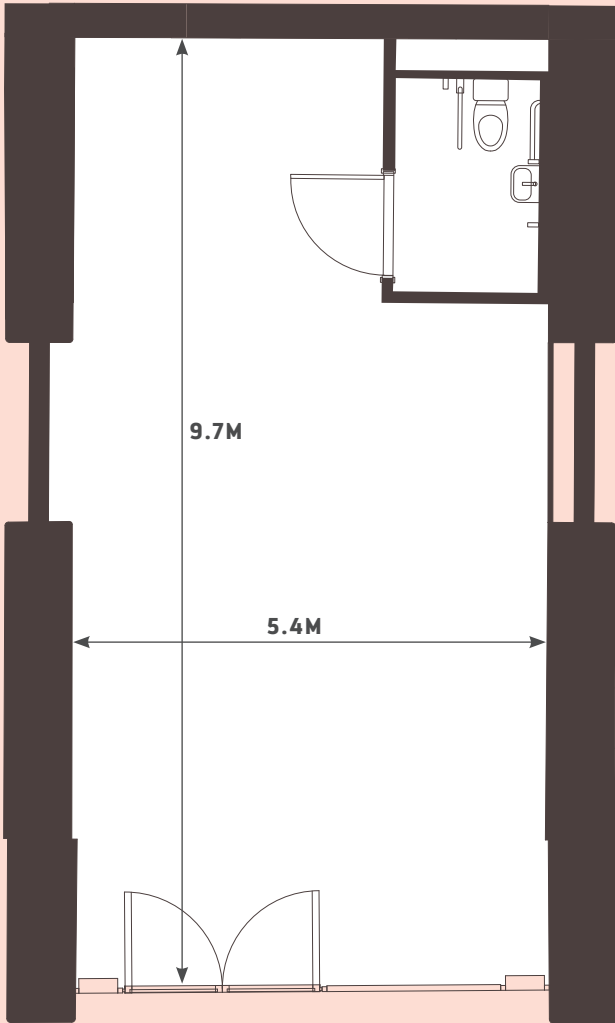
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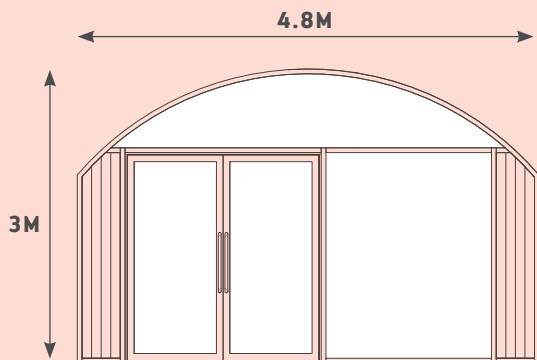
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RETAIL LAYOUT

NOT TO SCALE: PLANS ARE FOR INDICATIVE PURPOSES ONLY

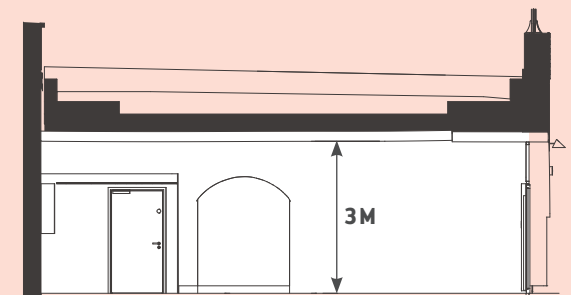


FLOOR PLAN



SHOP FRONT AND SIGNAGE ZONES

UNIT NUMBER	B4
LEVEL	Yard Level
PERMITTED USE	A1 - A4
APPROX. AREA (NIA)	502 sq ft / 46.6 sq m
MAX. CEILING HEIGHT	3m
FLOOR FINISH	Polished poured resin topping
WALL FINISH	Exposed existing brick wall with ghosting / Historic paint / Plasterboard (taped and jointed)
CEILING FINISH	Exposed existing brick wall with ghosting / Historic paint
SHOP FRONT	Dark Grey PPC Steel shopfront with manual door function.
FLOOR LOADING	4.0 kN/m ²
WATER SUPPLY	28mm capped supply 0.3 l/s
GAS SUPPLY	n/a
ELECTRICITY SUPPLY	13 KVA Three Phase Supply. 1 No. 100A 8 Way TP&N DB
LIGHTING LEVEL (LUX)	500 lx
LIGHTING CONTROL	Manual switching
LIGHT FITTING QUANTITIES	9 No. LED downlights
EMERGENCY LIGHTING	5 No. LED downlights with 3h autonomy
WALL SOCKETS	10 No. 13A twin switched socket outlets
FUSED CONNECTIONS UNITS (FCU)	6 No. 13A switched FCU
ACCESSORIES FINISH	Stainless Steel
DATA PROVISION	1 No. Fibre optic distributed network, 1 No. retail WiFi Data Outlets, 1 No. WIFI aerial, 1 No. Twin Data outlet & 1 No. Footfall data outlet.
FIRE ALARM PROVISION	2 No. SO, 1 No. HD, 1 No. FAI, 1 No. WM cabinet & 1 No. Break glass unit
HEATING/HOT WATER	9.8kW LTHW Load. 4-Pipe Cassette Fan Coil Unit
COOLING	6.72kW CHW 4-Pipe Cassette Fan Coil Unit
DRAIN CONNECTIONS	1 x 100mm, 3 x 50mm
VENTILATION	Ceiling mounted mechanical ventilation with heat recovery
INTERNAL NOISE LIMITS	NR 40



SECTION