

# UNIT EY7

APPROX. 2,379 SQ FT (221 SQ M)  
RETAIL SPACE

#### LETTING AGENTS



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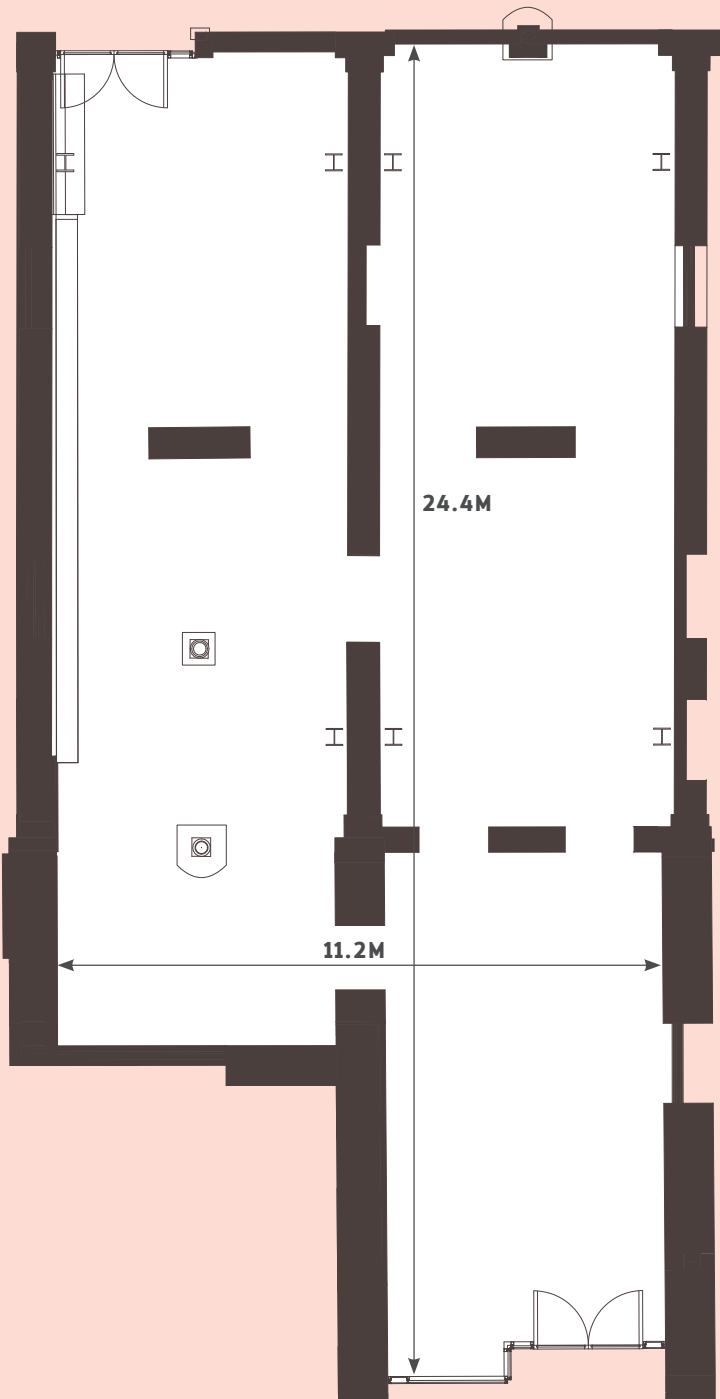
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**CLAIRE LEVITT**

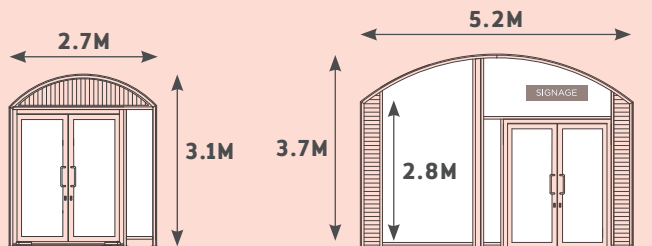
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RETAIL LAYOUT

NOT TO SCALE: PLANS ARE FOR INDICATIVE PURPOSES ONLY



FLOOR PLAN

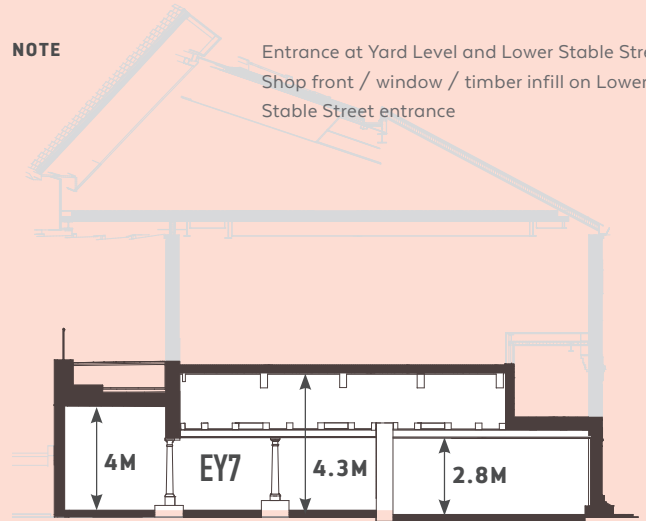


LOWER STABLE STREET ENTRANCE

SHOP FRONT AND SIGNAGE ZONES

|                                      |  |
|--------------------------------------|--|
| <b>UNIT NUMBER</b>                   | EY7  |
| <b>LEVEL</b>                         | Yard Level   |
| <b>PERMITTED USE</b>                 | A1   |
| <b>APPROX. AREA (NIA)</b>            | 2,379 sq ft / 221 sq m   |
| <b>MAX. CEILING HEIGHT</b>           | 2.8-4.3m   |
| <b>FLOOR FINISH</b>                  | Concrete slab with 90mm tenant floor finish zone   |
| <b>WALL FINISH</b>                   | Exposed brickwork / Plasterboard (taped and joined) / Exposed concrete   |
| <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 (LIVE LOAD UDL)</b> | 4.0 kN/m <sup>2</sup> (potential storage area, 7.5 kN/m <sup>2</sup> )   |
| <b>WATER SUPPLY</b>                  | 35mm capped supplies (0.5 l/s)   |
| <b>GAS SUPPLY</b>                    | n/a  |
| <b>ELECTRICITY SUPPLY</b>            | 64 KVA Three Phase Supply. 1No. 200A TP&N switch isolator  |
| <b>HEATING/HOT WATER</b>             | 28.5kW LTHW Load. Dedicated plate heat exchanger installed by landlord with valved and capped connections              |
| <b>COOLING</b>                       | 28.2kW CHW Load. Dedicated plate heat exchanger installed by landlord with valved and capped connections               |
| <b>DRAIN CONNECTIONS</b>             | 5 no. 100mm  |
| <b>INTERNAL NOISE LIMITS</b>         | NR 40  |

**NOTE** Entrance at Yard Level and Lower Stable Street. Shop front / window / timber infill on Lower Stable Street entrance



SECTION