

UNIT EY8

APPROX. 830 SQ FT (77.1 SQ M)
RETAIL SPACE

LETTING AGENTS



+44 (0)20 7935 5000

MATT HYLAND

matthew.hyland@cushwake.com



+44 (0)20 7290 4555

DAVID BANNISTER

dbannister@nashbond.co.uk

King's Cross

+44 (0)20 3664 0200

CRAIG WHITE

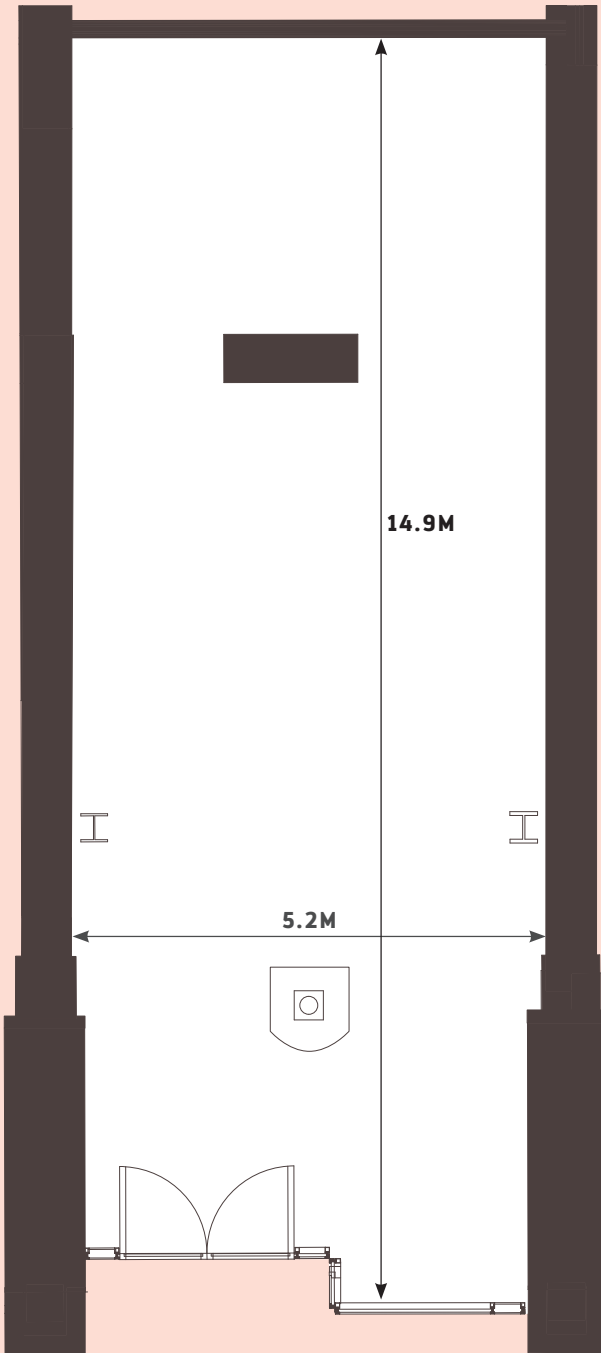
craig.white@argentllp.co.uk

CLAIRE LEVITT

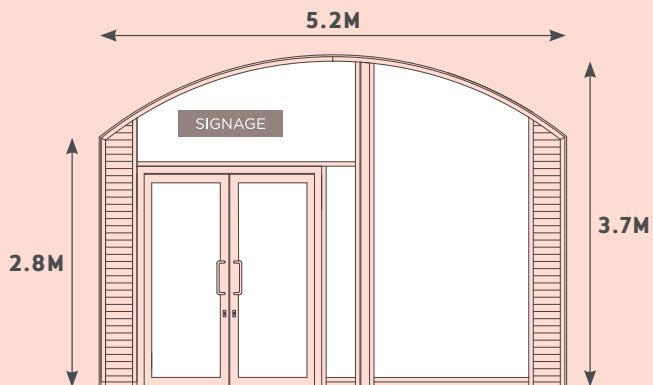
claire.levitt@argentllp.co.uk

RETAIL LAYOUT

NOT TO SCALE: PLANS ARE FOR INDICATIVE PURPOSES ONLY

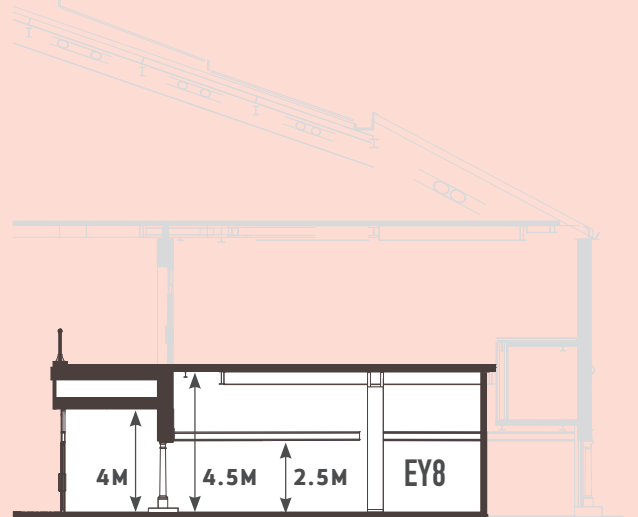


FLOOR PLAN



SHOP FRONT AND SIGNAGE ZONES

UNIT NUMBER	EY8
LEVEL	Yard Level
PERMITTED USE	A1 / A4
APPROX. AREA (NIA)	830 sq ft / 77.1 sq m
MAX. CEILING HEIGHT	2.5-4.5m
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	13 KVA Three Phase Supply. 1No. 100A TP&N switch isolator
HEATING/HOT WATER	12.7kW LTHW Load. Dedicated plate heat exchanger installed by landlord with valved and capped connections
COOLING	10.78kW CHW Load. Dedicated plate heat exchanger installed by landlord with valved and capped connections
DRAIN CONNECTIONS	2 no. 100mm
INTERNAL NOISE LIMITS	NR 40



SECTION