

UNIT EY9

APPROX. 812 SQ FT (75.4 SQ M)
RETAIL SPACE

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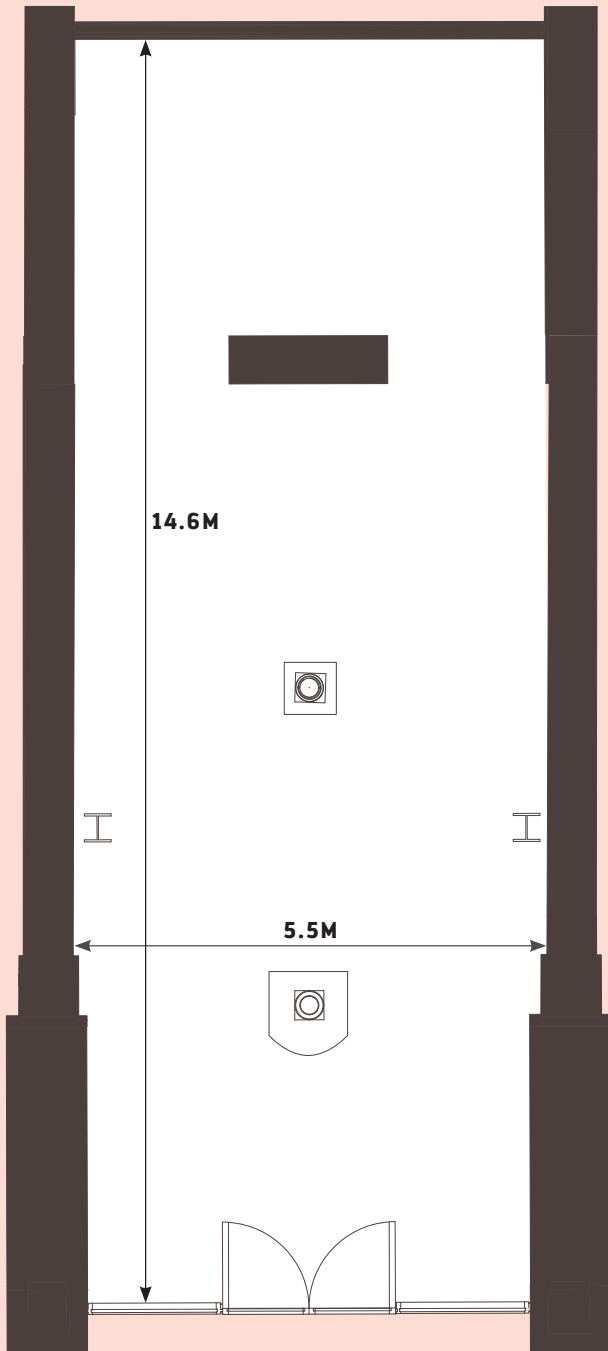
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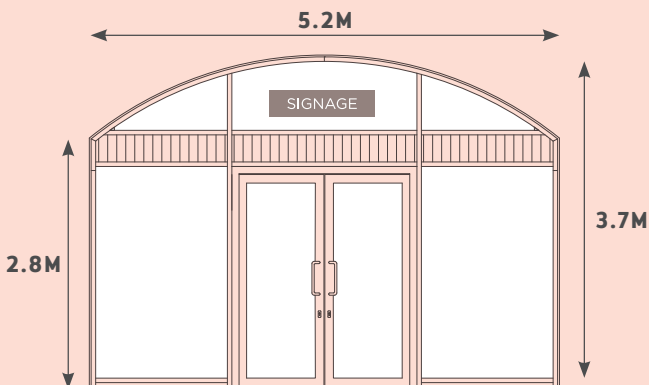
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RETAIL LAYOUT

NOT TO SCALE: PLANS ARE FOR INDICATIVE PURPOSES ONLY

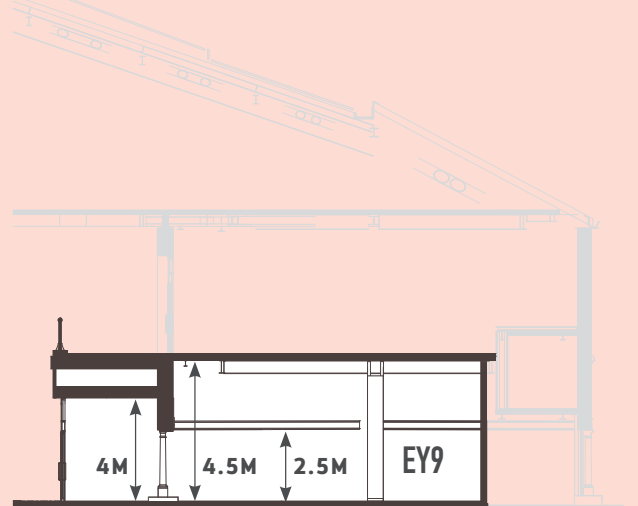


FLOOR PLAN



SHOP FRONT AND SIGNAGE ZONES

UNIT NUMBER	EY9
LEVEL	Yard Level
PERMITTED USE	A1
APPROX. FLOOR AREA (NIA)	812 sq ft / 75.4 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	12.8kW LTHW Load. Dedicated plate heat exchanger installed by landlord with valved and capped connections
COOLING	10.92kW 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