

UNIT L13

APPROX. 190 SQ FT (17.6 SQ M)
RETAIL SPACE

LETTING AGENTS



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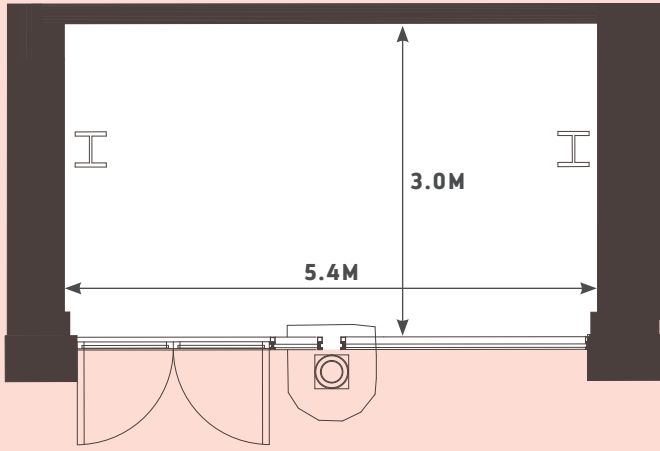
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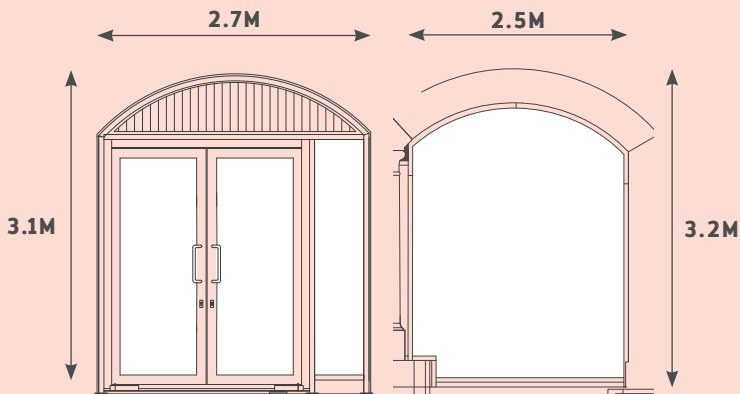
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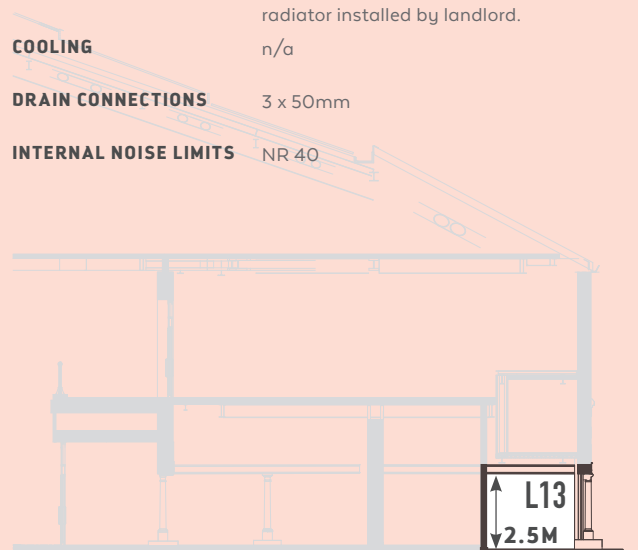


FLOOR PLAN

UNIT NUMBER	L13
LEVEL	Yard Level
PERMITTED USE	A1 - A4
APPROX. AREA (NIA)	190 sq ft / 17.6 sq m
MAX. CEILING HEIGHT	2.5m
FLOOR FINISH	Polished poured resin topping
WALL FINISH	Exposed existing brick wall with ghosting/historic paint
CEILING FINISH	Exposed soffit
SHOP FRONT	Dark Grey PPC Steel shopfront with manual door function. Integrated louvres with blanking panels for tenant connection
FLOOR LOADING	4.0 kN/m ²
WATER SUPPLY	28mm capped supplies 0.5 l/s
GAS SUPPLY	n/a
ELECTRICITY SUPPLY	7.4 KVA Single Phase Supply. 1 No. 32A, 9 way SP&N distribution board
LIGHTING LEVEL (LUX)	500 lx
LIGHTING CONTROL	Manual switching
LIGHT FITTING QUANTITIES	4 No. LED downlights
EMERGENCY LIGHTING	4 No. LED downlights with 3h autonomy
WALL SOCKETS	4 No. 13A twin switched socket outlets
FUSED CONNECTIONS UNITS (FCU)	4 No. 13A switched FCU
ACCESSORIES FINISH	Stainless Steel
DATA PROVISION	1 No. WIFI aerial, 1 No. Retail Wifi data outlet, 1 No. Twin data outlet & 1 No. Footfall data outlet
FIRE ALARM PROVISION	1 No. Smoke Detector, 1 No. Heat Detector, Fire Alarm Interface, 1 No. Break glass unit
HEATING/HOT WATER	12.13kW LTHW Load. Heat Interface Unit and radiator installed by landlord.
COOLING	n/a
DRAIN CONNECTIONS	3 x 50mm
INTERNAL NOISE LIMITS	NR 40



SHOP FRONT AND SIGNAGE ZONES



SECTION