

UNIT WV3

APPROX. 823 SQ FT (76.4 SQ M)
RETAIL SPACE

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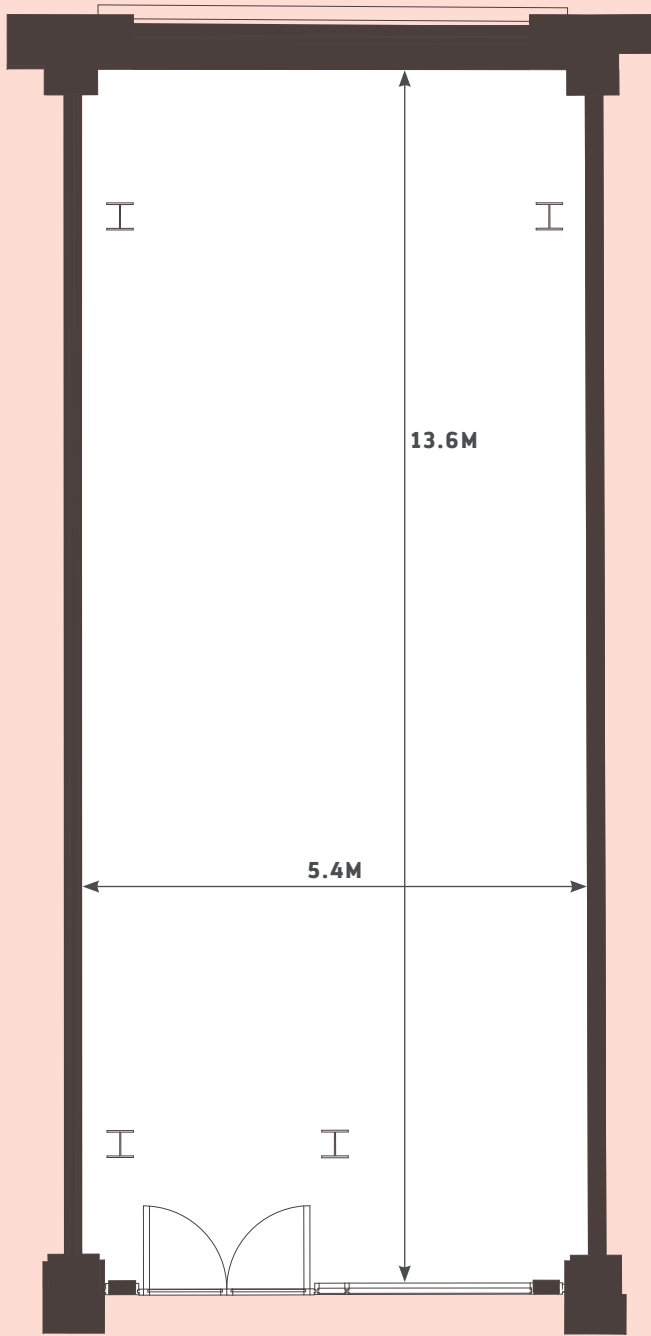
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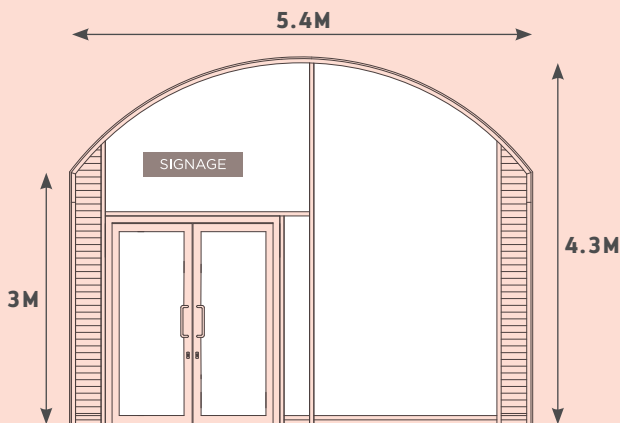
claire.levitt@argentllp.co.uk

RETAIL LAYOUT

NOT TO SCALE: PLANS ARE FOR INDICATIVE PURPOSES ONLY

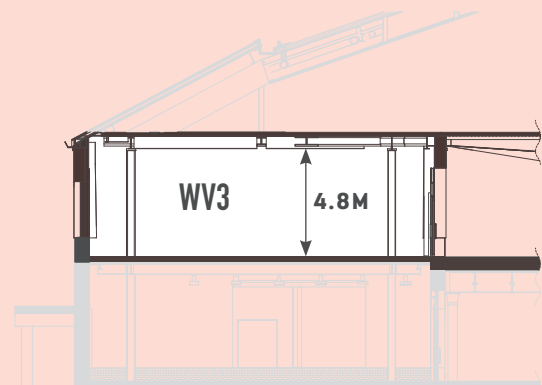


FLOOR PLAN



SHOP FRONT AND SIGNAGE ZONES

UNIT NUMBER	WV3
LEVEL	Viaduct Level
PERMITTED USE	A1
APPROX. AREA (NIA)	823 sq ft / 76.4 sq m
MAX. CEILING HEIGHT	4.8m
FLOOR FINISH	Concrete slab with 90mm tenant floor finish zone
WALL FINISH	Exposed brickwork / Historic paint / 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, 7.5kN/m ²)
WATER SUPPLY	28mm capped supplies (0.5 l/s)
GAS SUPPLY	n/a
ELECTRICITY SUPPLY	13.33 KVA Three Phase Supply. 1No. 100A TP&N switch isolator
HEATING/HOT WATER	12.6kW LTHW Load. Dedicated plate heat exchanger installed by landlord with valved and capped connections
COOLING	10.64kW CHW Load. Dedicated plate heat exchanger installed by landlord with valved and capped connections
DRAIN CONNECTIONS	2 no. 100mm
INTERNAL NOISE LIMITS	NR 40
NOTE	Timber / brick infills to the rear of the unit



SECTION