

UNIT WV6

APPROX. 845 SQ FT (78.5 SQ M)
RETAIL SPACE

LETTING AGENTS



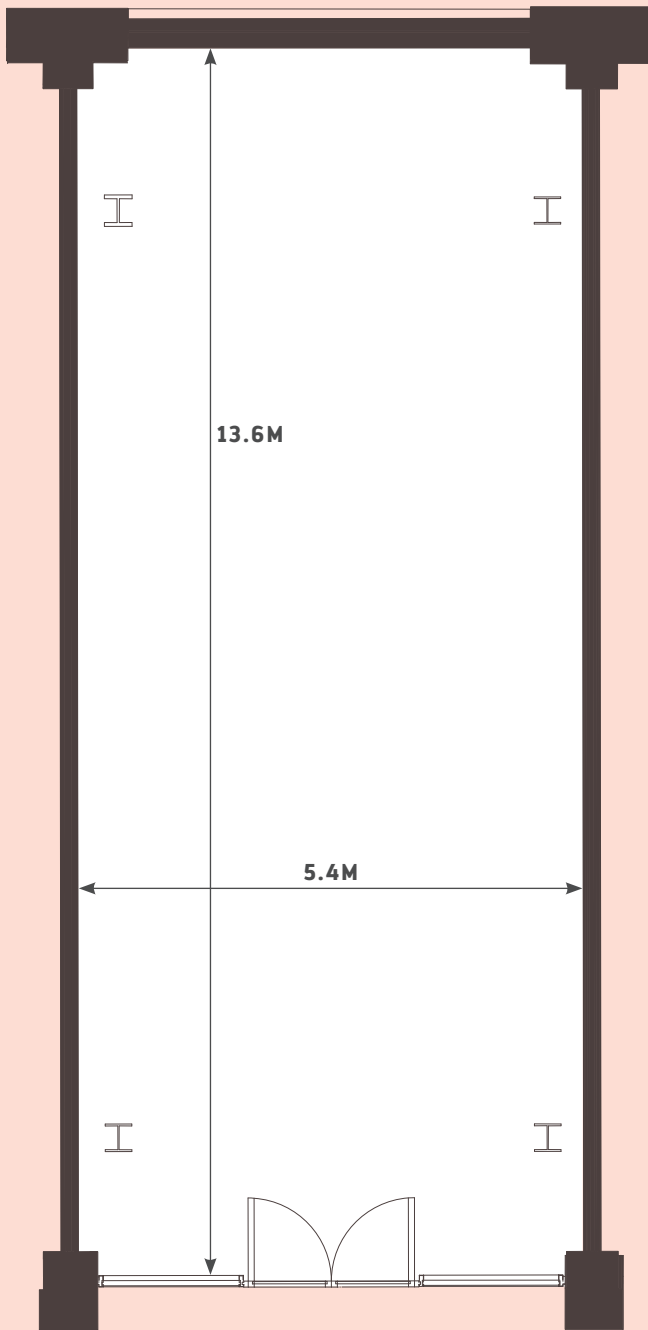
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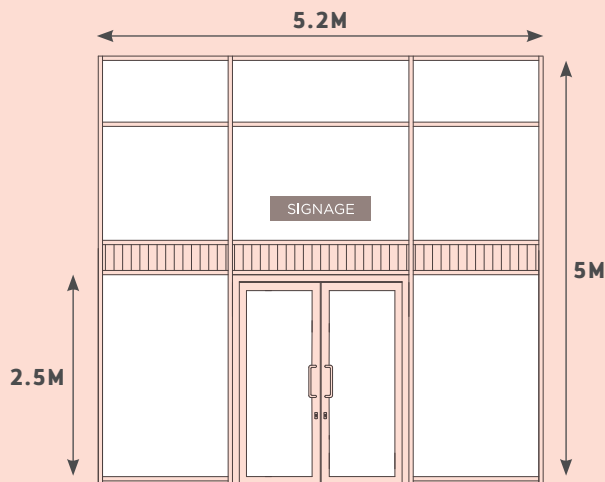
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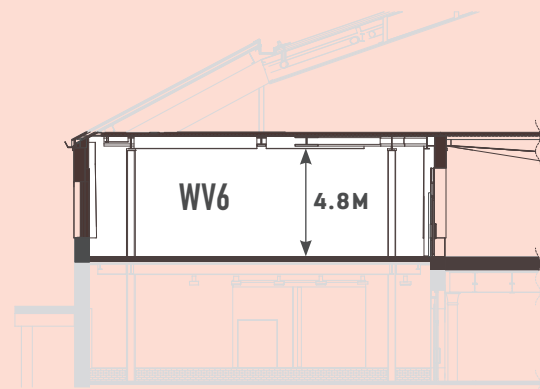


FLOOR PLAN



SHOP FRONT AND SIGNAGE ZONES

UNIT NUMBER	WV6
LEVEL	Viaduct Level
PERMITTED USE	A1
APPROX. AREA (NIA)	845 sq ft / 78.5 sq m
MAX. CEILING HEIGHT	4.8m
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, 7.5kN/m ²)
WATER SUPPLY	28mm capped supplies (0.5 l/s)
GAS SUPPLY	n/a
ELECTRICITY SUPPLY	23.06 KVA Three Phase Supply. 1No. 200A TP&N switch isolator
HEATING/HOT WATER	20.25kW LTHW Load. Dedicated plate heat exchanger installed by landlord with valved and capped connections
COOLING	12.3kW 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. Ductwork serving retail unit at high level in rear of unit.



SECTION