

UNIT WY1

APPROX. 365 SQ FT (34 SQ M)
RETAIL SPACE

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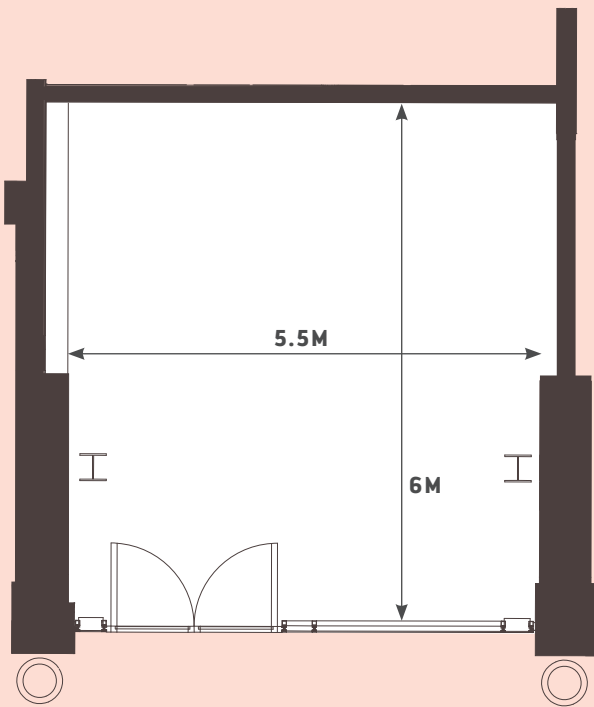
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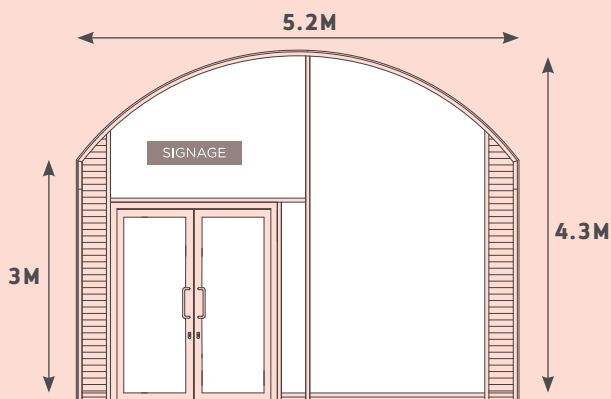
RETAIL LAYOUT

NOT TO SCALE: PLANS ARE FOR INDICATIVE PURPOSES ONLY

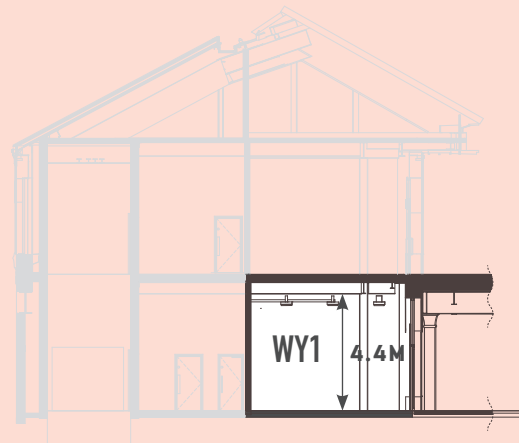


FLOOR PLAN

UNIT NUMBER	WY1
LEVEL	Yard Level
PERMITTED USE	A1
APPROX. AREA (NIA)	365 sq ft / 34 sq m
MAX. CEILING HEIGHT	3.9-4.4m
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
WATER SUPPLY	28mm capped supply (0.5 l/s)
GAS SUPPLY	n/a
ELECTRICITY SUPPLY	5.5 KVA Three Phase Supply. 1No. 100A TP&N switch isolator supply
HEATING/HOT WATER	4.3kW LTHW Load. Dedicated plate heat exchanger installed by landlord with valved and capped connections
COOLING	4.76kW CHW Load. Dedicated plate heat exchanger installed by landlord with valved and capped connections
DRAIN CONNECTIONS	3no. 100mm
INTERNAL NOISE LIMITS	NR 40



SHOP FRONT AND SIGNAGE ZONES



SECTION