

# + S T O R + + Y B O X +

## SPECIFICATIONS

NEW RETAIL / LEISURE /  
CULTURAL SPACE TO BE  
DELIVERED IN SHELL & CORE

### CEILING HEIGHTS:

GROUND FLOOR  
FROM 2640MM TO 4200MM

BASEMENT  
4400MM TO 5100MM

### STRUCTURAL LOADING:

BASEMENT  
4.0kN/M<sup>2</sup> AND 5.0kN/M<sup>2</sup>

RETAIL  
4.0kN/M<sup>2</sup> AND 5.0kN/M<sup>2</sup>

### OCCUPANCY LEVELS:

MEANS OF ESCAPE - 1:3½ M<sup>2</sup>

### INCOMING SERVICES:

LTHW SYSTEM AT 70°C FLOW  
AND 40°C RETURN.

MCWS IN THE FORM OF A 25MM  
OR 28,75MM DIAMETER

MAINS ELECTRICAL SUPPLY

UP TO 100 BICYCLE  
PARKING SPACES

RAMP ACCESS TO BASEMENT -  
LIMITED TO 7.5 TONNES,  
8M LONG LORRIES

LOADING BAYS AT BASEMENT  
LEVEL

BREEAM 'VERY GOOD'

EPC GRADE B