

126 Charing Cross Road



# 126 Charing Cross Road

Basement & Ground Floor

## Brief

To review the current state of 126 Charing Cross Road in order to form a technical specification which describes the unit as it currently is (not what it could be).

## Brief Description of Unit

Unit is currently being let by Wunjo Guitars. The unit is based over two floors (Ground and Basement). The Ground Floor is currently a guitar shop and the Basement is being used as an office and other guitar related uses such as a workshop and stock storage.

## Architectural:

Actual plot dimensions TBC via Measured Survey. Approximate assumed floor to structural soffit height at ground floor is 3.5m, 3.25 in basement.

## Walls

Appear to be brick built to the exterior, then covered with render and painted to the front entrance.

## Partitions

Partitions appear to be timber ply, plasterboard and then painted but deviate in specification in different areas.

## Floor

Carpeted tile floor throughout. The ground floor structure is assumed to be traditional timber floor construction and the basement a solid construction (concrete/screed/quarry tiles etc.)

## Ceiling

Suspended ceiling tiles to ground floor, basement a combination of rendered/painted brickwork, suspended ceiling and painted boarding.

## Doors

The front entrance door appears to be glass with an aluminum border.

## Furniture

As seen in photos.

## Signage

Signage to front entrance.

## Miscellaneous

Nothing to report.

## Structural

TBC by Structural Engineer.

## Imposed Load

TBC by Structural Engineer.

## Superimposed Dead Load

TBC by Structural Engineer.

## Mechanical

TBC by Mechanical Engineer.

## Electrical

TBC by Electrical Engineer.

## Lighting

TBC by Lighting Engineer.

## Public Health

TBC by Building Services Engineer.

## Acoustic

TBC by Acoustic Consultant.

## Security/AV/WiFi

TBC by Security/AV/IT Consultant.

## Lifts

N/A

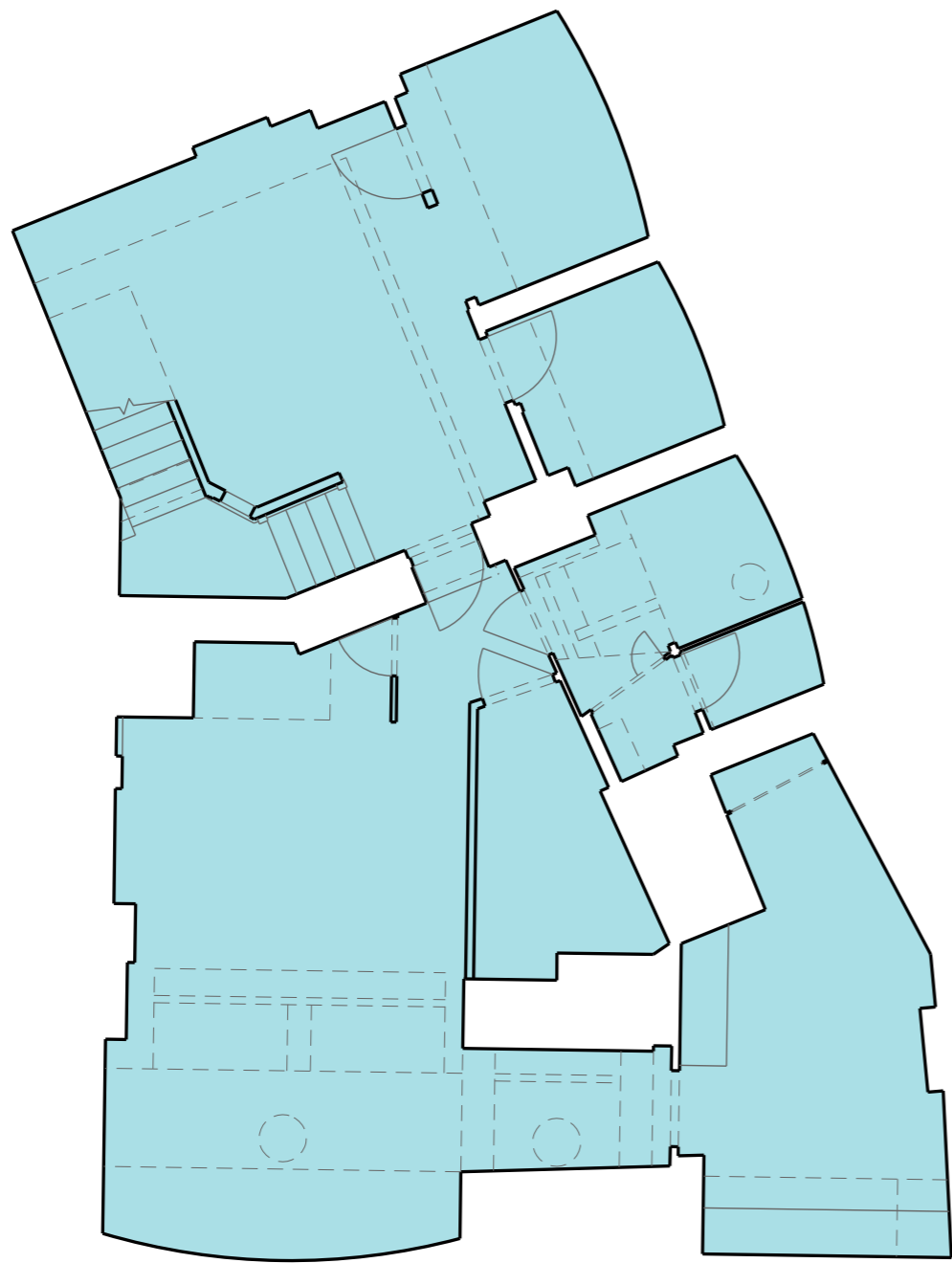
## Photos of 126 Charing Cross Road



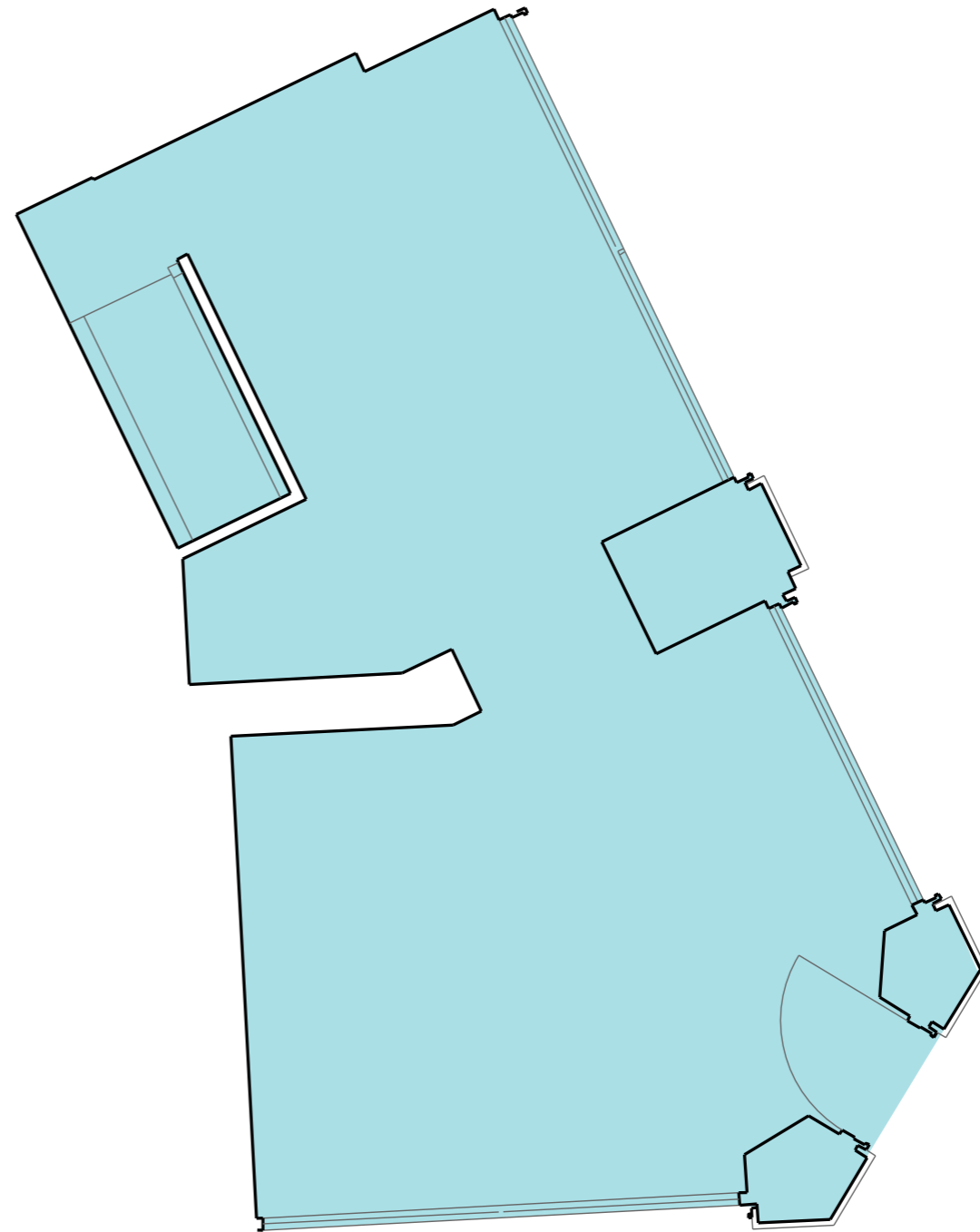
Figure 1 Inside the Ground Floor Unit



Figure 2 Front Elevation of Ground Floor Unit



Basement



Ground Floor