

128 Charing Cross Road



# 128 Charing Cross Road

Basement & Ground Floor

## Brief

To review the current state of 128 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 Leban Eats. The unit is based over two floors (Ground and Basement). The Ground Floor is currently a Lebanese food shop and the Basement is being used as a BoH area which includes a toilet, kitchen and storage.

## Architectural

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

Deviates across the rooms, however most of it is grey tiles as captured within the images associated with this specification. The ground floor structure is assumed to be traditional timber floor construction and the basement a solid construction (concrete/screed/quarry tiles etc.)

## Ceiling

Plastered ceiling and painted with a decorative featured coffer.

## 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

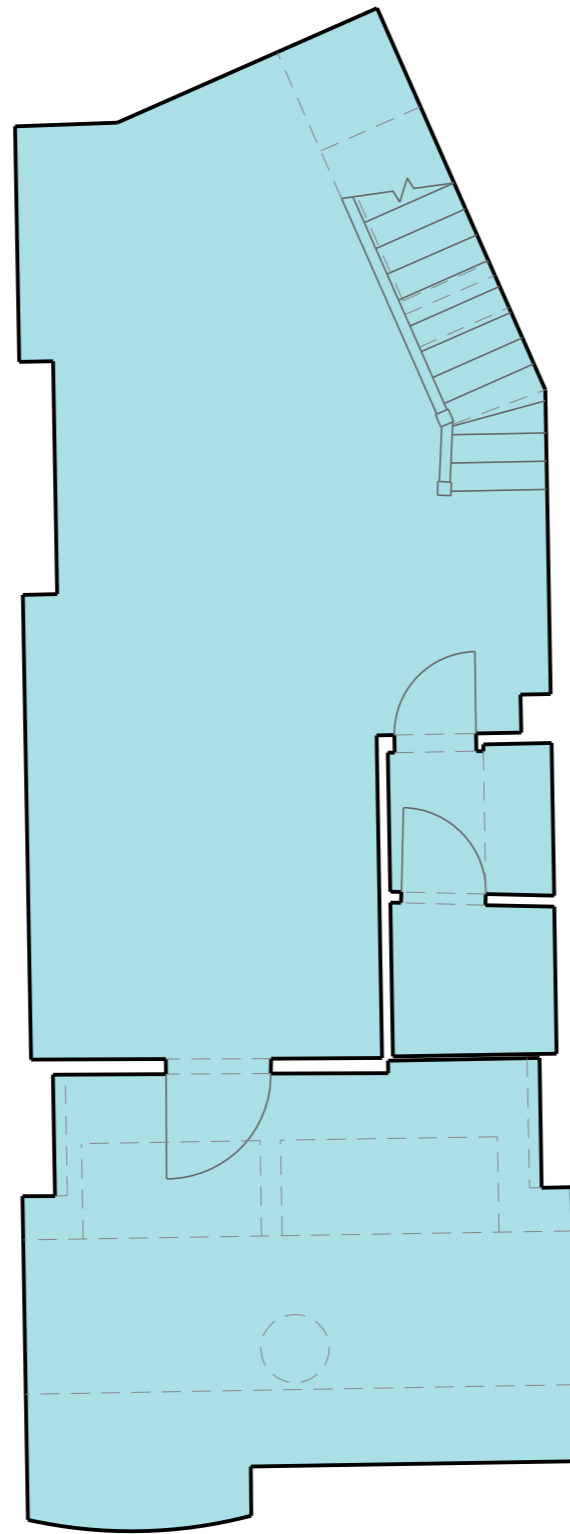
## Photos of 128 Charing Cross Road



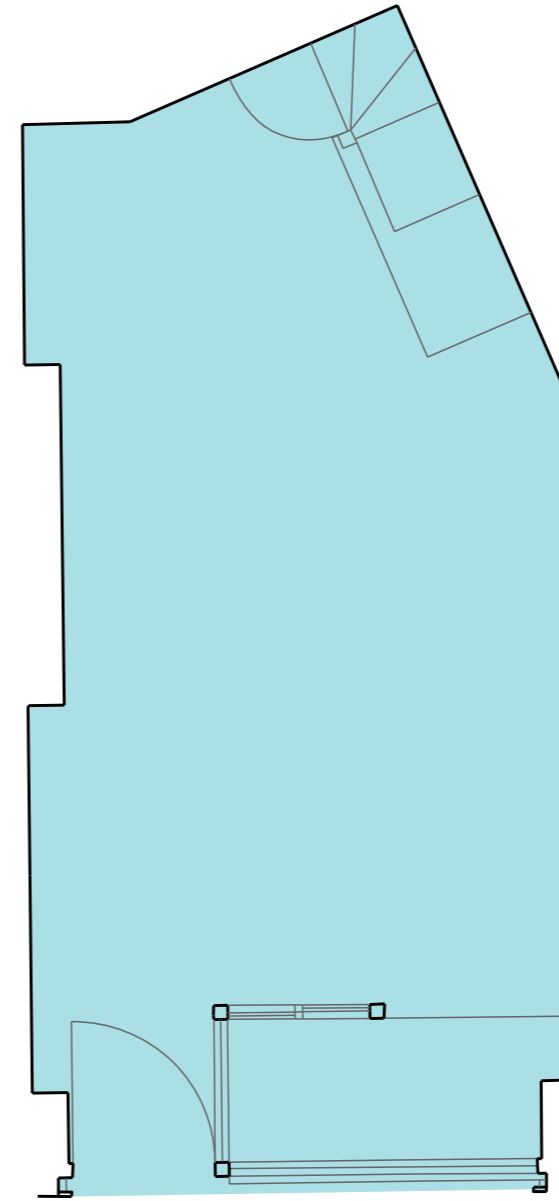
Figure 1 Front Elevation of Leban Eats



Figure 2 Internal Image of Leban Eats



Basement



Ground Floor