

130 Charing Cross Road

An aerial night view of a city street, likely Charing Cross Road, showing illuminated buildings and cars. The scene is dark with warm yellow and blue lights from the buildings and streetlights.

 **OUTERNET**

130 Charing Cross Road

Brief

To review the current state of 130 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 Lamis Grill a kebab shop. The unit is based over one floor Ground Only. The unit has a small back of house area which is for the kitchen.

Architectural:

Actual plot dimensions TBC via Measured Survey. Approximate 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 white tiles as captured within the images associated with this specification. Floor structure assumed to be traditional timber floor joists.

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 130 Charing Cross Road

