

134 Charing Cross Road



# 134 Charing Cross Road

Basement & Ground Floor

## Brief

To review the current state of 134 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 Central Food & Wine. The unit is based over two levels, Ground and Basement. The Ground Floor is being used as an Off-Licence shop and the Basement as a Stock Storage Area and Office.

## Architectural:

Actual plot dimensions TBC via Measured Survey. The approximate assumed floor to structural soffit heights are 3.5m in the ground floor and 3.25 to the 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 carpet 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 exposed services.

## 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

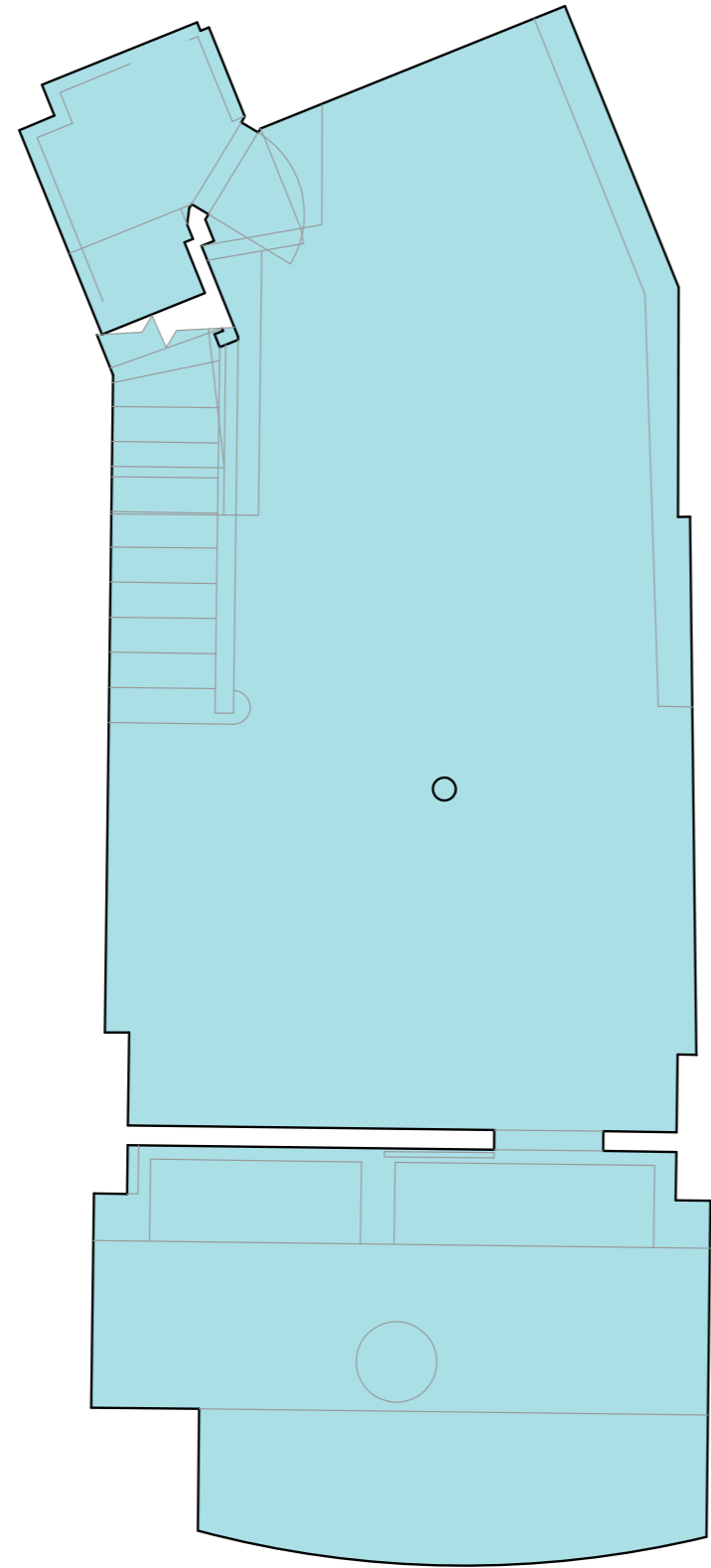
## Photos of 134 Charing Cross Road



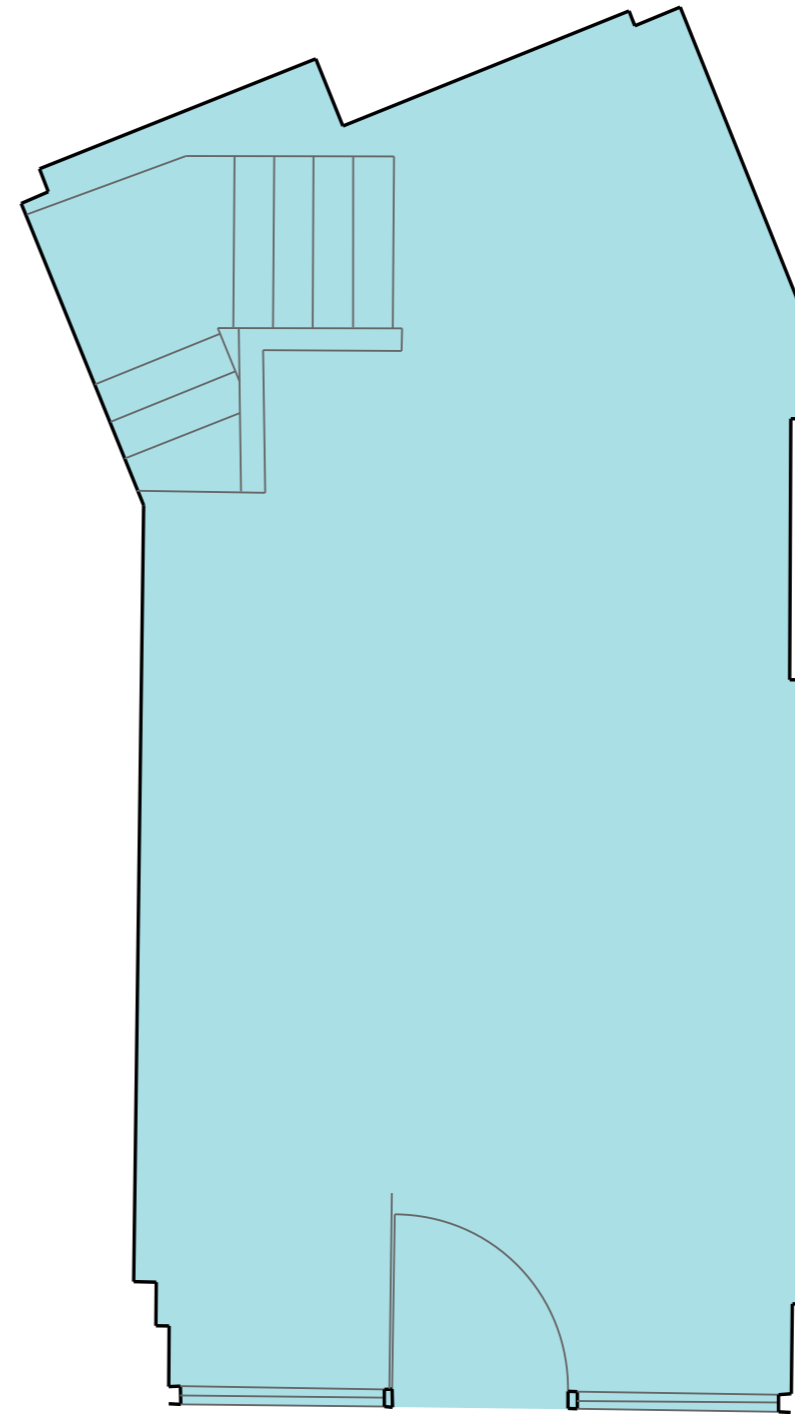
Figure 1 Front Elevation Central Food and Wine



Figure 2 Internal Photo of The Unit



Basement



Ground Floor

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