

136 Charing Cross Road



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Brief

To review the current state of 136 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 vacant. The unit is based over two levels, Ground and Basement. There is signs of damp ingress to the unit at ground and basement. Ceilings and walls are lined but generally in poor condition. It requires significant renovation prior to being occupied as a lettable unit. There is a commercial kitchen to the basement, a toilet and other storage related areas.

Architectural

Actual plot dimensions TBC via Measured Survey. Approximate assumed floor to structural soffit heights are 3.5m to ground floor and 3.25m 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 has been stripped out and just left as a timber suspended floor on ground and basement.

Ceiling

Ceiling tiles to the ground floor and plastered and painted to the Basement.

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 136 Charing Cross Road



Figure 1 Front Elevation of the Vacant Unit



Figure 2 Internal Image of Unit