

1 Book Mews



OUTERNET

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Brief

Shell and Core with common parts: WCs, lifts, stairs fully finished and landlord's riser distribution routes, incl. emergency lighting.

Floor

Existing timber/new raised floor

Walls

Exposed blockwork/brickwork

Ceiling

Exposed soffit, no ceiling finish

Structural

Live Load

New Basement	5.0kPa
New Ground	5.0kPa
Existing	existing

Superimposed Dead Load

New Basement	2.4kPa
New Ground	2.9kPa
Existing	existing + 1.0kPa

Services

Spatial provision for fit out cooling equipment (if required).

Capped off electrical and plumbing services at core into unit for tenant distribution.

Landlords plant, risers, fire/life safety and smoke ventilation systems provided.

Exclusions include

1st fix electrics (including lighting) and HVAC equipment and plumbing – all cable runs, switches, socket fascias and light fittings are by others. A basic temporary 'site' lighting and fire alarm set up will be provided to provide safe access and egress.

Routes for all electrical and plumbing distribution will be possible across the exposed internal surfaces/or behind removable dry fixed plasterboard to suit the internal fit out layout, with finishes provided by the tenant fit out.



Unit

2nd floor