

# Specification

## MECHANICAL AND ELECTRICAL

All to be provided by the incoming tenant.  
Designated external plant space.

### Air handling

To be provided by tenant. Air handling options have been developed and are available upon request.

### Power

200A 3 Phase UKPN service head provided.

### FLOOR LOADINGS

7.5kN/m<sup>2</sup> to ground and lower ground floor.

### CEILING HEIGHTS

#### Ground Floor

Gallery front: 3.5m

Gallery rear: 5.4m to the highest point of the apex and 4.05m to lowest point

#### Lower Ground Floor

Gallery front: 5.4m to structural soffit

Gallery rear: 4.85-5.5m

Potential mezzanine: 2.3m

### Basement

Plant / Storage: 3.1m to structural soffit

## BASIC FINISHES

Shell and core provision of unit.  
Internal block work finishes throughout.  
Final finishes to be provided by tenant.

## ROOF SPECIFICATION

Steel frame with bronze cladding to external faces.

## SOFT SPOTS

Allowances have been made in the structure for alternative positions for staircases, goods lift, hoist and passenger lifts to be installed by the incoming tenant. Technical details available on request.

## SHOP FRONT

Provided by landlord in accordance with the planning permission 16/01024/FULL granted on 29 April 2016.

## POINT LOADS

10Kn point loads in the roof structure above the ground floor to enable heavy works of art to be hung.

## TERMS OF LEASE

### Possession date

Available now

### Rent

Upon application

### Terms

A new lease is available directly from the landlord.

