

Retail Specification.

New Bond Street

The document makes reference to the general specifications and finishes that are provided within the retail units.

1 GENERAL OPERATION

1.1 LIFTS

Lifts are not provided within retail units. The Tenants will be responsible for installing lifts etc. required to comply with Part M of the Building Regulations. The formation of additional lift pits in the lower ground raft is not permitted. Additional supporting structure installed by the Tenants is likely to be required for all alterations. Acceptance by the Landlord of all loadings and additional structure and associated details will be required.

1.2 FLOOR LOADING (INCLUDING FLOOR BUILD UP)

Superimposed dead loading:

First Floor	4.5kN/m ²
Ground Floor	4.42kN/m ²
Lower Ground Floor	4.42kN/m ²

Note superimposed dead load includes loads from ceiling and services below the level considered where relevant.

Imposed loading:

First Floor	5.0kN/m ²
Ground Floor	5.0kN/m ²
Lower Ground Floor	5.0kN/m ²

2 MECHANICAL SERVICES

2.1 VENTILATION

There is a future requirement to provide ventilation air into each of the retail units to ensure the minimum fresh air allowance for the occupants is provided. No dedicated supply and extract mechanical ventilation will be provided.

Outside air louvres have been installed in the façade with blanking plates for use by the Tenants.

Tenants will need to connect to the high level louvres to the front and/or rear façades provided by the Landlord as part of the shop front.

2.2 RETAIL UNIT COOLING

Retail cooling is provided from the Landlord's central systems via separate interface units to each demise. The Tenants will be responsible for secondary pumps and pipework to suit their own requirements.

2.3 RETAIL UNIT HEATING

Retail heating is provided from the Landlord's central systems, via separate interface units to each demise. The Tenants will be responsible for secondary pumps and pipework to suit their own requirements.

3 ELECTRICAL SERVICES

3.1 ELECTRICITY SUPPLIES

Each retail unit is provided with a metered electrical supply from the Landlord's main building distribution system. Any alterations to the incoming supplies to suit alternative unit arrangements (i.e. combined) or layouts is to be by the Tenant.

RETAIL UNITS

65-66 NEW BOND STREET (A1)

1 CONFIGURATION

1.1 FLOOR FINISHES ZONE

First Floor	150mm
Ground Floor	150mm (minimum*)
Lower Ground Floor	150mm

* Minimum floor zone calculated from the lowest external pavement level at entrance point.

1.2 FINISH FLOOR TO UNDERSIDE OF SLAB

	Finish floor level
First Floor	+26.400m AOD
Ground Floor	+22.090m AOD*
Lower Ground Floor	+17.875m AOD
	Underside of slab**
First Floor	+2.985m AFFL
Ground Floor	+3.885 AFFL
Lower Ground Floor	+3.560m AFFL

* Ground floor level FFLs are subject to confirmation once the external FFLs are determined.

** Nominal +/- 10mm; read in conjunction with retail constraints plans.

2 SHOPFRONTS

2.1 FAÇADE AND SHOPFRONTS

New Bond Street/east elevation (courtyard): The façades on New Bond Street are retained fabric with new shopfronts.

The shopfronts are anodised aluminium framed glazing with bronze overladding and high level

bronze fins; bronze clad framed glass doors, stone clad reveals in keeping with retained façades. First floor glazing is new timber framed.

The east façade, facing the courtyard is brick faced precast concrete, with anodised aluminium fixed windows.

Typical shopfront glazing performance:

Glass centre pane performance	max 1.00 W/m ² K
Fire rating	n/a
Colour	clear glazing (low iron)
Light transmittance	0.72
External light reflectance	0.13
G' factor	0.37
Glass type performance data	based on double glazed low-e

3 INTERNAL FINISHES

3.1 FLOOR FINISHES ZONE

Concrete floor slab with dust sealer. Nominal 150mm zone for Tenant floor finishes.

3.2 CEILINGS

No ceilings within retail demise are provided as part of the shell works. The structural slabs are reinforced concrete and the soffits are exposed. All finishes will be by the Tenant and must not compromise the fire rating or compartmentation.

3.3 WALLS/COLUMNS

All columns within this unit are concrete and are left exposed.

Demise walls between retail units and between retail units and common areas will be either fair-faced blockwork or concrete with paint finish. The side facing the units will then receive internal finishes by the Tenant.

No penetrations are to be made through the walls and slabs without the express approval from the Landlord. All penetrations to be made good by the Tenant.

4 MECHANICAL SERVICES

Heating	135 w/m ²
Cooling	150 w/m ²
Medium	Chilled/LTHW via Landlord's central system and interface units.
Ventilation	Louvre sized for 2 l/s/m ²

5 ELECTRICAL SERVICES

5.1 ELECTRICAL ALLOWANCE

150 W/m² general allowance + 300 W/m² enhanced allowance to 25% of NIA. 65-66 New Bond Street - 150A TP&N supply.

6 PUBLIC HEALTH

Water Supply Provision	22mmØ copper main at lower ground HL
Drainage Provision	3 no. 100mmØ drainage points at LL lower ground, 1 no. 100mmØ drainage vent at HL lower ground

67-68 NEW BOND STREET (A1)

1 CONFIGURATION

1.1 FLOOR FINISHES ZONE

First Floor	150mm
Ground Floor	150mm (minimum*)
Lower Ground	150mm

* Minimum floor zone calculated from the lowest external pavement level at entrance point.

1.2 FINISH FLOOR TO UNDERSIDE OF SLAB

	Finish floor level
First Floor	+26.840m AOD
Ground Floor	+22.210m AOD* +22.445m AOD*
Lower Ground Floor	+18.175m AOD
	Underside of slab**
First Floor	+3.275m AFFL
Ground Floor	+4.350m AFFL* +4.115m AFFL*
Lower Ground Floor	+3.445m AFFL +3.595m AFFL +3.790m AFFL

* Ground floor level FFLs are subject to confirmation once the external FFLs are determined.

** Nominal +/- 10mm; read in conjunction with retail constraints plans.

2 SHOPFRONTS

2.1 FAÇADE AND SHOPFRONTS

The retail unit bridges over a covered pedestrian arcade. Glazed vitrines are provided either side of the arcade, included within new stone faced insulated cladding.

The façades facing New Bond Street are retained fabric with new anodised aluminium framed glazing with bronze overladding shopfronts and high level bronze fins and bronze clad framed glass doors.

The east façade, facing the courtyard is brick faced precast concrete system, with anodised aluminium fixed windows.

Typical shopfront glazing performance:

Glass centre pane performance	max 1.00 W/m ² K
Fire rating	n/a
Colour	clear glazing (low iron)
Light transmittance	0.72
External light reflectance	0.13
G' factor	0.37
Glass type performance data	based on double glazed low-e

3 INTERNAL FINISHES

3.1 FLOOR FINISHES ZONE

Concrete floor slab with dust sealer. Nominal 150mm zone for Tenant floor finishes.

3.2 CEILINGS

No ceilings within retail demise are provided as part of the shell works. The structural slabs are reinforced concrete (lower ground floor) or metal deck (ground and first floor) and the soffits are exposed. All finishes will be by the Tenant and must not compromise the fire rating or compartmentation.

3.3 WALLS/COLUMNS

Concrete walls and columns are left exposed; all steel columns are provided with a fire retardant coating of intumescent paint. All column finishes applied by the Tenant must not compromise the fire rating.

Demise walls between retail units and between retail units and common areas are either fair-faced blockwork or concrete with paint finish. The side facing the units will then receive internal finishes by the Tenant.

No penetrations are to be made through the walls and slabs without the express approval from the Landlord. All penetrations to be made good by the Tenant.

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4 MECHANICAL SERVICES

Heating	135 w/m ²
Cooling	150 w/m ²
Medium	Chilled/LTHW via Landlord's central system and interface units.
Ventilation	Louvre sized for 2 l/s/m ²

5 ELECTRICAL SERVICES

5.1 ELECTRICAL ALLOWANCE

150 W/m² general allowance + 300 W/m² enhanced allowance to 25% of NIA.
67-68 New Bond Street – 185A TP&N supply.

6 PUBLIC HEALTH

Water Supply Provision	22mmØ copper main at lower ground HL
Drainage Provision	3 no. 100mmØ drainage points at LL lower ground, 1 no. 100mmØ drainage vent at HL lower ground

69 NEW BOND STREET (A1)

1 CONFIGURATION

1.1 FLOOR FINISHES ZONE

First Floor	150mm
Ground Floor	150mm (minimum*)
Lower Ground Floor	150mm

* Minimum floor zone calculated from the lowest external pavement level at entrance point.

1.2 FINISH FLOOR TO UNDERSIDE OF SLAB

	Finish floor level
First Floor	+26.840m AOD
Ground Floor	+22.630m AOD*
Lower Ground Floor	+18.175m AOD
	Underside of slab**
First Floor	+3.275m AFFL
Ground Floor	+3.930m AFFL*
Lower Ground Floor	+3.790m AFFL

* Ground floor level FFL's are subject to confirmation once the external FFL's are determined.

** Nominal +/- 10mm; read in conjunction with retail constraints plans.

2 SHOPFRONTS

2.1 FAÇADE AND SHOPFRONTS

The retail shopfront sits within a retained façade. Shopfronts are anodised aluminium framed glazing with bronze overladding and high level bronze fins; bronze clad framed glass doors, stone cladding reveals in keeping with retained façades. First floor glazing is new timber framed.

Typical shopfront glazing performance:

Glass centre pane performance	max 1.00 W/m ² K
Fire rating	n/a
Colour	clear glazing (low iron)
Light transmittance	0.72
External light reflectance	0.13
G' factor	0.37
Glass type performance data	based on double glazed low-e

3 INTERNAL FINISHES

3.1 FLOOR FINISHES ZONE

Concrete floor slab with dust sealer. Nominal 150mm zone for Tenant floor finishes.

3.2 CEILINGS

No ceilings within retail demise are provided as part of the shell works. The structural slabs are reinforced concrete (lower ground floor) or metal deck (ground and first floor) and the soffits will be exposed. All finishes will be by the Tenant and must not compromise the fire rating or compartmentation.

3.3 WALLS/COLUMNS

Concrete walls and columns are left exposed; all steel columns are provided with a fire retardant coating of intumescent paint. All column finishes applied by the Tenant must not compromise the fire rating.

Demise walls between retail units and between retail units and common areas are either fair-faced blockwork or concrete with paint finish. The side facing the units will then receive internal finishes by the Tenant.

4 MECHANICAL SERVICES

Heating	135 w/m ²
Cooling	150 w/m ²
Medium	Chilled/LTHW via Landlord's central system and interface units.
Ventilation	Louvre sized for 2 l/s/m ²

5 ELECTRICAL SERVICES

5.1 ELECTRICAL ALLOWANCE

150 W/m² general allowance + 300 W/m² enhanced allowance to 25% of NIA.
69 New Bond Street – 100A TP&N supply.

6 PUBLIC HEALTH

Water Supply Provision	22mmØ copper main at lower ground HL
Drainage Provision	3 no. 100mmØ drainage points at LL lower ground, 1 no. 100mmØ drainage vent at HL lower ground

70-71 NEW BOND STREET (A1)

1 CONFIGURATION

1.1 FLOOR FINISHES ZONE

First Floor	150mm
Ground Floor	150mm (minimum*)
Lower Ground Floor	150mm

* Minimum floor zone calculated from the lowest external pavement level at entrance point.

1.2 FINISH FLOOR TO UNDERSIDE OF SLAB

	Finish floor level
First Floor	+26.840m AOD
Ground Floor	+22.670m AOD*
Lower Ground Floor	+18.175m AOD
	Underside of slab**
First Floor	+3.275m AFFL
Ground Floor	+3.890m AFFL*
Lower Ground Floor	+3.790m AFFL

* Ground floor level FFL's are subject to confirmation once the external FFL's are determined.

** Nominal +/- 10mm; read in conjunction with retail constraints plans.

2 SHOPFRONTS

2.1 FAÇADE AND SHOPFRONTS

The retail shopfront sits within a retained façade. Shopfronts are anodised aluminium framed glazing with bronze overladding and high level bronze fins; bronze clad framed glass doors, stone cladding reveals in keeping with retained façades. First floor glazing is new timber framed.

Typical shopfront glazing performance:

Glass centre pane performance	max 1.00 W/m ² K
Fire rating	n/a
Colour	clear glazing (low iron)
Light transmittance	0.72
External light reflectance	0.13
G' factor	0.37
Glass type performance data	based on double glazed low-e

3 INTERNAL FINISHES

3.1 FLOOR FINISHES ZONE

Concrete floor slab with dust sealer. Nominal 150mm zone for Tenant floor finishes.

3.2 CEILINGS

No ceilings within retail demise are provided as part of the shell works. The structural slabs are reinforced concrete (lower ground floor) or metal deck (ground and first floor) and the soffits are exposed. All finishes will be by the Tenant and must not compromise the fire rating or compartmentation.

3.3 WALLS/COLUMNS

Concrete walls and columns are left exposed; all steel columns are provided with a fire retardant coating of intumescent paint. All column finishes applied by the Tenant must not compromise the fire rating.

Demise walls between retail units and between retail units and common areas are either fair-faced blockwork or concrete with paint finish. The side facing the units will receive internal finishes by the Tenant.

No penetrations are to be made through the walls and slabs without the express approval from the Landlord. All penetrations to be made good by the Tenant.

4 MECHANICAL SERVICES

Heating	135 w/m ²
Cooling	150 w/m ²
Medium	Chilled/LTHW via Landlord's central system and interface units.
Ventilation	Louvre sized for 2 l/s/m ²

5 ELECTRICAL SERVICES

5.1 ELECTRICAL ALLOWANCE

150 W/m² general allowance + 300 W/m² enhanced allowance to 25% of NIA.
70-71 New Bond Street – 160A TP&N supply.

6 PUBLIC HEALTH

Water Supply Provision	22mmØ copper main at lower ground HL
Drainage Provision	2 no. 100mmØ drainage points at LL lower ground, 1 no. 100mmØ drainage vent at HL lower ground

72 NEW BOND STREET (A1)

1 CONFIGURATION

1.1 FLOOR FINISHES ZONE

First Floor	150mm
Ground Floor	150mm (minimum*)
Lower Ground Floor	150mm

* Minimum floor zone calculated from the lowest external pavement level at entrance point.

1.2 FINISH FLOOR TO UNDERSIDE OF SLAB

	Finish floor level
First Floor	+26.840m AOD
Ground Floor	+22.860m AOD*
Lower Ground Floor	+18.175m AOD
	Underside of slab**
First Floor	+3.275m AFFL
Ground Floor	+3.700m AFFL*
Lower Ground Floor	+3.790m AFFL

* Ground floor level FFL's are subject to confirmation once the external FFL's are determined.

** Nominal +/- 10mm; read in conjunction with retail constraints plans.

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2 SHOPFRONTS

2.1 FAÇADE AND SHOPFRONTS

The retail shopfront sits within a new natural stone faced precast façade, with anodised aluminium framed glazing with bronze overladding and high level bronze fins; bronze clad framed glass doors and stone stall-risers. Ground and first floor retail glazing are combined on a unifying projecting frame.

Typical shopfront glazing performance:

Glass centre pane performance	max 1.00 W/m ² K
Fire rating	n/a
Colour	clear glazing (low iron)
Light transmittance	0.72
External light reflectance	0.13
G* factor	0.37
Glass type performance data	based on double glazed low-e

3 INTERNAL FINISHES

3.1 FLOOR FINISHES ZONE

Concrete floor slab with dust sealer. Nominal 150mm zone for Tenant floor finishes.

3.2 CEILINGS

No ceilings within retail demise are provided as part of the shell works. The structural slabs are reinforced concrete (lower ground floor) or metal deck (ground and first floor) and the soffits are exposed. All finishes will be by the Tenant and must not compromise the fire rating or compartmentation.

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4 MECHANICAL SERVICES

Heating	135 w/m ²
Cooling	150 w/m ²
Medium	Chilled/LTHW via Landlord's central system and interface units.
Ventilation	Louvre sized for 2 l/s/m ²

5 ELECTRICAL SERVICES

5.1 ELECTRICAL ALLOWANCE

150 W/m² general allowance + 300 W/m² enhanced allowance to 25% of NIA.
72 New Bond Street – 160A TP&N supply.

6 PUBLIC HEALTH

Water Supply Provision	22mmØ copper main at lower ground HL
Drainage Provision	100mmØ drainage point at HL lower ground, 1 no. 100mmØ drainage vent at HL lower ground