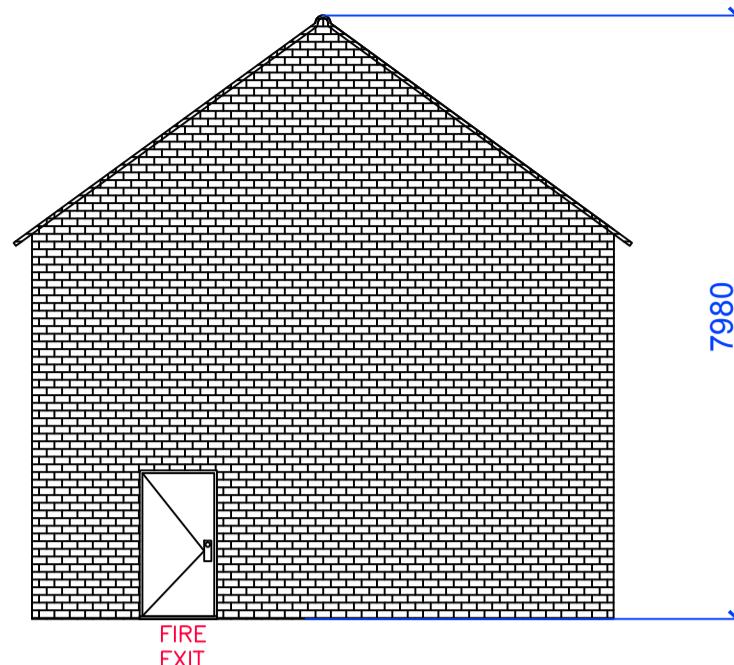
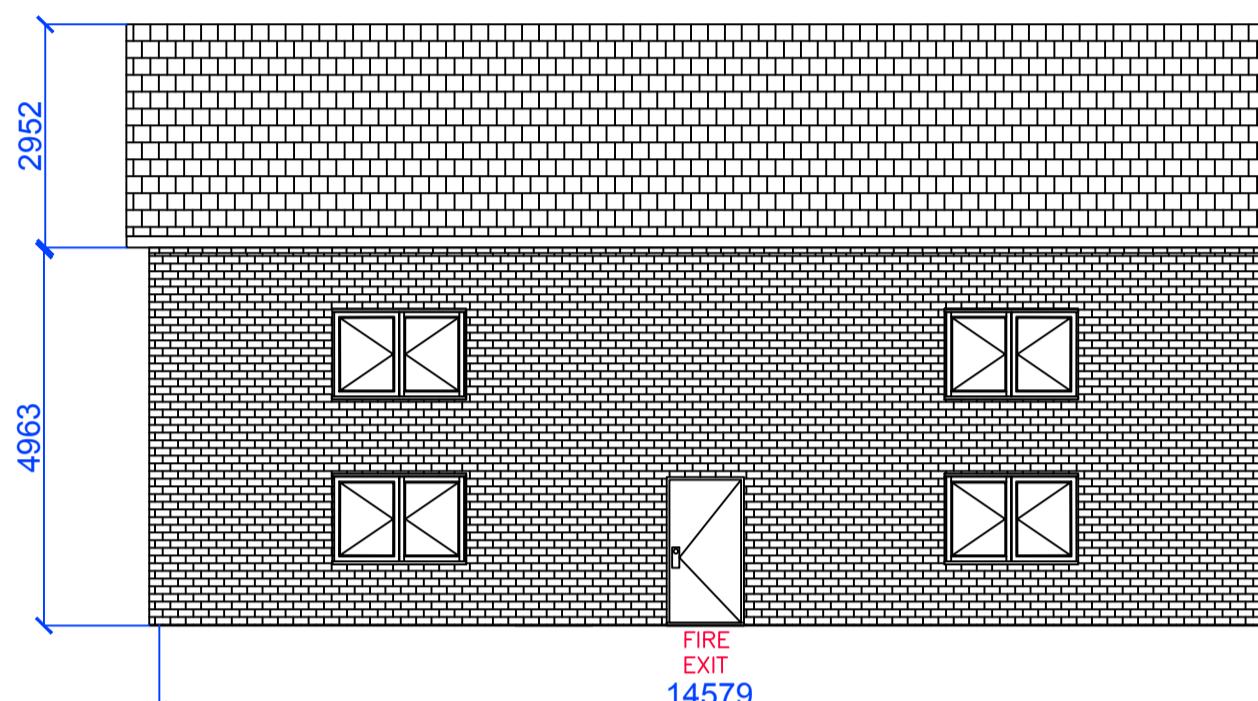


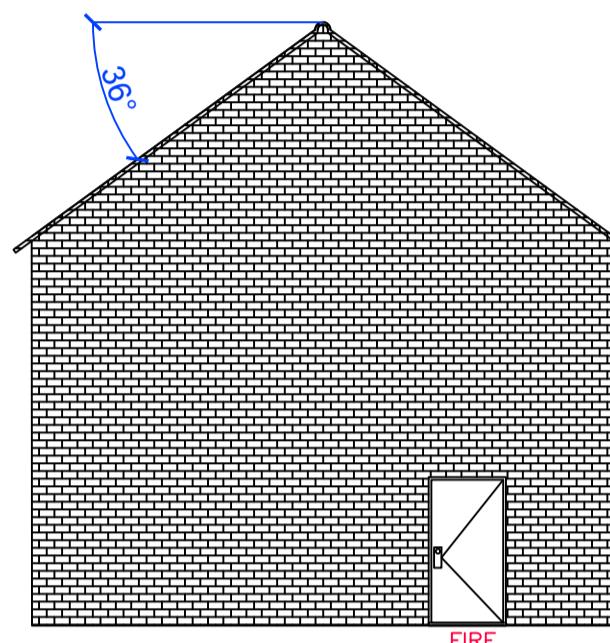
SOUTH ELEVATION



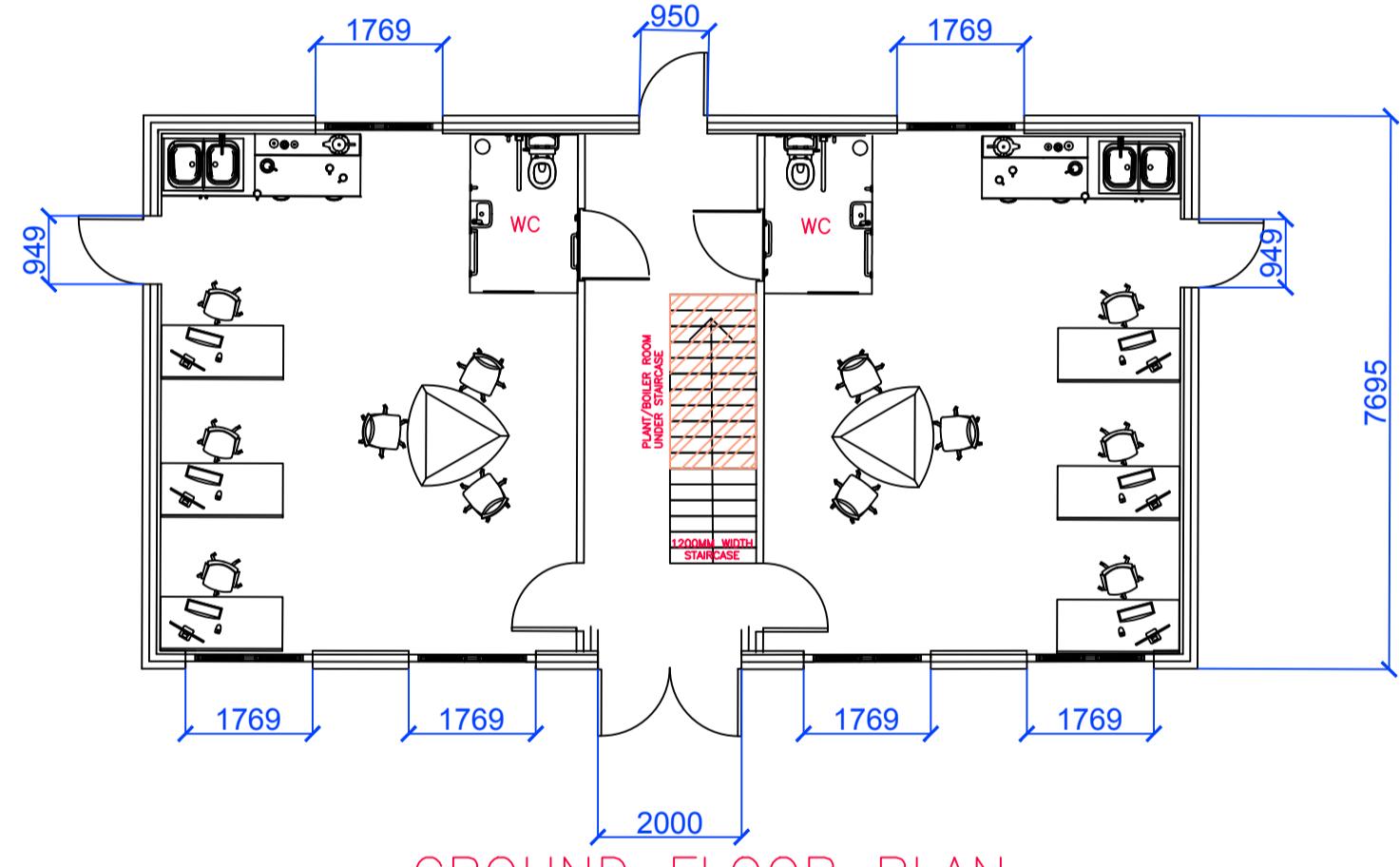
EAST ELEVATION



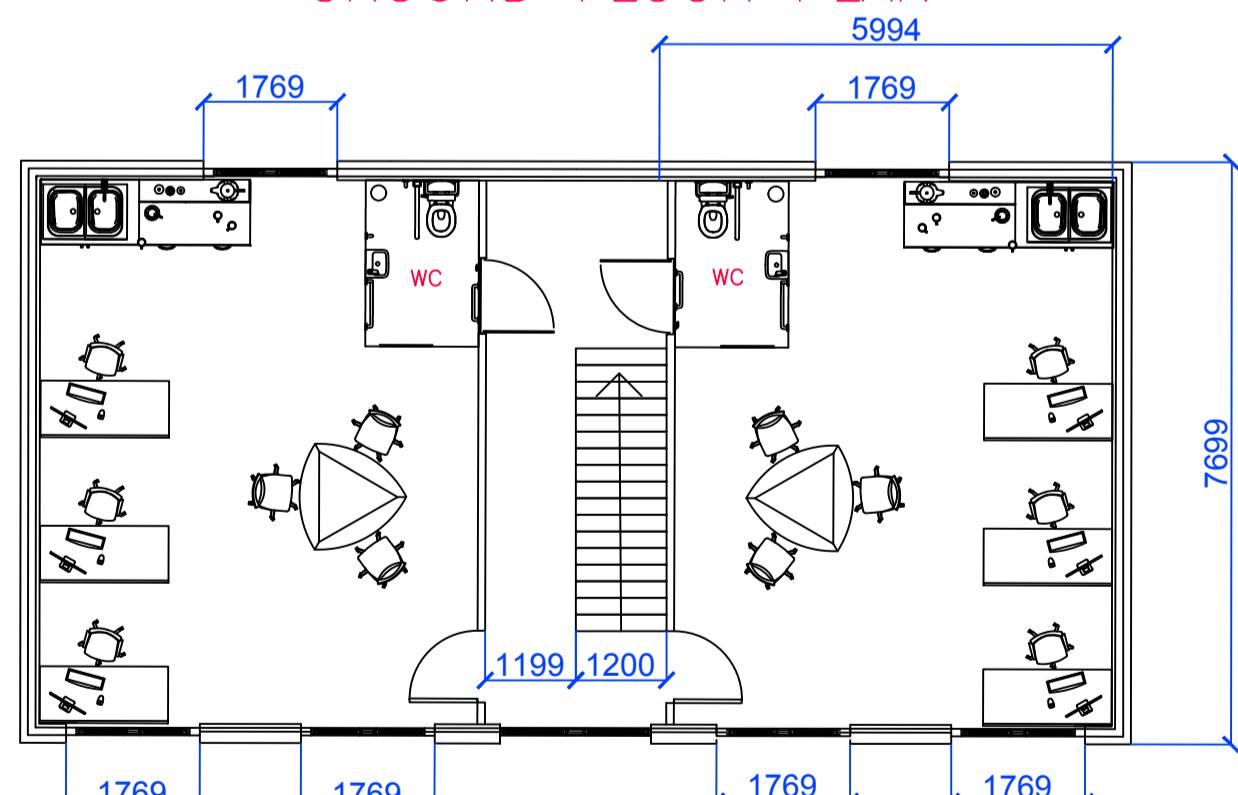
NORTH ELEVATION



WEST ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Typical modern construction specification, adapted for greatest use case scenarios and inkeeping with other local developments:

- Four self-contained office units, each with own Washroom and Kitchenette Facilities. Each measuring approximately 450sqft (42 sqm)
- WC and Washroom facilities constructed to disabled specification – in accordance with BS 8300-2:2018 – 1500x2200mm with all associated and specialist sanitaryware.
- Twin Opening 1770x1200mm Sash uPVC or Aluminium Double Glazed Window Units
- Typical cavity wall construction in accordance with BS EN 845-1 and BS 9994.
- Cavity Wall and Roof Insulation (BS 8208-1:1985 and BS 5618:1985)
- Roof construction to be standard timber roof trusses supporting a concrete pantile roof.
- All access doors 950mm wide or wider (main access: 2000mm wide). All doors standard 1981mm high.
- Plant, Electrical Distribution and Gas Combi-Boiler to be installed under staircase.
- Foul sewerage and grey water discharge to join site drainage system; linking to mains sewerage adjacent to site.
- Fire Exits installed on east, west and rear of property to BS 476 Part 22 and BS EN 1634-1 specifications.