

334 OXFORD STREET BASE BUILD DEFINITION

RETAIL FIT OUT WORKS

REV: 05

DATE: APRIL 2025

B&CO



1. SHELL AND CORE FOR RETAIL UNITS

Structure

The structural loading of the Basement retail, Ground Floor retail and Level 1 retail is 4kN/m²

Lifts

1 No. Goods lift (1,600kg duty load) will be provided to serve Basement, Mezzanine and Ground floors. 2 No. Goods lift (2,500kg duty load) will be provided to serve appropriate floors including the roof plant room. 1 No. Cycle Lift (1,600Kg duty load) to cycle store.

Vertical Circulation

Openings for vertical circulation to be created by tenants in approved locations (fire strategy to be developed by tenant as part of fit out).

Service Provision

Electrical: An electrical supply will be provided to the retail. The supply will be metered at the Landlords LV switchboard and terminated at an isolator within the unit. A total allowance of 865kVA to be allocated for the large multi-floor retail space Class E(a) And we also have 480kVA allocated for the F&B retail Class E(b).

Sprinkler System: A monitored isolation valve and zone check valve will be provided on the sprinkler installation to allow the extension of the installation by the tenant.

Fire Alarm: A fire alarm interface unit will be installed within the retail unit to facilitate an interface with the base build installation works.

Lighting: Temporary lighting is provided within the shell and core tenant spaces to provide a minimum level of safety lighting. The internal temporary lighting within the shell and core provides emergency lighting to the exit points at ground floor and uses transmission through the glass doors to provide a statutory level of illumination external to the exit points. The tenant will be responsible for providing permanent emergency lighting to the statutory requirements.

Ventilation: The restaurant unit will be provided with a fire rated kitchen extract duct from the unit riser to roof level. The tenant will be responsible for providing all necessary odour elimination equipment within the unit including UV filtration, HEPA filters and Carbon filters located within the unit. The tenant will also be responsible for providing fans and attenuation equipment at roof level, together with power supply and controls. Air intake and exhaust for tenant installed ventilation system is assumed to be through shop front louvres.

Heating & Cooling: Heating, hot water and cooling will be provided by the tenant as part of the fit out works. Space is allocated at roof level for external tenants plant that is assumed to utilise air source heat pump technology for heating, cooling and hot water generation. Cable tray containment is provided by the landlord from the unit to the external plant area for the tenant to use.

Kitchen Extract: As part of the current basis of design, there is retail tenant plant space for 3no. kitchen extract units sized at 2m³/s each. These are located to serve each of the following areas:

- One unit to serve the North West F&B Unit (630mm diameter round kitchen extract ducts).
- One unit to serve the North East F&B Unit (630mm diameter round kitchen extract ducts).
- One unit to serve the east of Level 1 of the Oxford Street Retail Unit (1 x 600mm x 400mm square kitchen extract duct installed).

Water: Five 32mm individual metered MDPE connections will serve retail areas and commercial units. The Retail Tenant will be responsible for the extension of, and the water supply provided by the Landlord, and meter if required.

Drainage: Soil Vent Pipe connection(s) are to be provided within the retail unit for extension by the tenant for foul drainage.

Comms: FttP cabling will be provided from the entrance facility to an optical network termination point (ONT) in each retail unit demise.

Signage

The Landlord will provide a shopfront and denote the signage zone (Subject to planning). A Blade sign will be provided by the landlord (Subject to planning). Power to be provided by the Tenant.

Security

Retail units are to be provided with security shut down (by the tenant) to defend against hostile attack.

Floor

The tenant will be responsible for the floor make up. Floor will be exposed concrete slab at Basement, Ground and Level 1.

Soffit

The soffit will be exposed metal deck to the North and both exposed metal deck and concrete slab in the South.

Columns

Columns will be exposed steel within the North retail units and both exposed steel and concrete columns in the South.

Shop Fronts

A full height glazed aluminium stick curtain walling system will be installed to the retail units facade

The double-glazed units surrounding the retail units will have, as a minimum, a monolithic external panel (heat strengthened or annealed) with an internal laminated build up. The vision double glazed



units will include a low emissivity coating to limit heat loss, and preferably a neutral solar control coating to limit solar gain into the building interior.

Retail doors will be manual operation, opening inwards for general use and outwards for fire escape. These doors have allowance for future automation by tenant if required.