

FARADAY BUSINESS PARK- UNIT 16

LEVEL ONE SPECIFICATION

This Specification is intended to be a general description of the scope and quality of the work. Tenants/occupiers are advised to obtain current details on the scheme from the developer's agent.

The building consists of a steel portal frame structure with proprietary built up cladding systems on cladding rails to the walls and roof. Walls are finished in coated sinusoidal steel sheeting. The roof is a natural aluminum roof sheeting with GRP roof lights.

Windows and entrance screens are framed in mid grey polyester powder coated aluminum sections.

All works will be carried out in accordance with current British Codes of Practice, Building Regulations, Local and Statutory Authority requirements and in accordance with good building practice.

The unit

Specification summary

Parking Spaces - 19 (1 accessible) and Motorcycle provision

Loading Doors: 2 No Level Access doors 5.0m High x 4.1m Wide.

Principal Dimensions

Warehouse: Clear to underside of haunch: 9.0m

Principal Loadings

Warehouse floor 50kN/m² together with 7.5 tonne rack leg loads

Heating

VRF heating and cooling to offices.

Services provision.

Incoming Service	Supply Capacity/peak loads
Gas	14m ³ /hr
Electricity	A temporary supply wall mounted panel will be installed to power 2 loading bay doors, the emergency lighting and a single wall mounted double socket. Infrastructure design demand made for 150 kVA (3 Phase). (if Units 2a/b are combined this increases to 290 kVA.
Water	0.8 L/sec
Duct for BT	

General items

EPC rating 'A'

Envelope thermal performance:

- External Walls 0.28W/m²K
- Roofs 0.16 W/m²K
- Ground Floor 0.25W/m²K
- Windows 1.80W/m² (average inc. frame)
- Loading Bay doors 1.5W/m²K average inc. frame)

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Glazing thermal performance:

- a. Pilkington Suncool 66/33 (or equal)
- b. Light Transmittance 65%
- c. Solar g Value 36%

Design EPC rating 'A'

Services provision.

Incoming ducted and capped supplies will be provided at the capacities set out below and sized in accordance with the design criteria and as agreed with the Statutory Authorities:

Unit F2b

i. Incoming Service	Supply Capacity/peak loads
ii. Gas	14m ³ /hr
iii. Electricity	150 kVA (3 Phase) (if Units 2a/b are combined this increases to 290 kVA.
iv. Water	0.8 L/sec

The fire alarm system shall be an open protocol system complete with 'intelligent' panel to provide protection throughout the building, in accordance with BS 5839: Type L2 to office areas and Type M to the warehouse area.

Air permeability

The building envelope will be tested to validate a maximum air permeability of 5.0m³/hr/m² at 50 pascals.

Floor construction

A minimum 175mm thick power floated reinforced concrete ground slab will be provided to a surface tolerance of FM2 as defined in CST Report No 34, with a power floated finish to the warehouse. The ground floor slab will be designed to support an imposed load of 7.5KN/m². A maximum loading of 50 KN/m² to all areas unless stated otherwise

Wall construction

The external walls consist of a sinusoidal profiled sheeting, insulation and an internal liner sheet supported off exposed internal galvanized sheeting rails back to a primary portal frame steel structure.

Roof construction

The roof assembly to the warehouse and office areas will consist of an aluminum roof profile on insulation on internal liner sheeting supported on internally exposed galvanized sheeting rails to a primary portal frame structure.

Roof-lights: Triple skinned over under lapped GRP profiles to approximately 13% of the warehouse floor area excluding the offices.

The rainwater from the roof will be collected in external mounted eaves box section gutters and discharged via box section external downpipes to underground storm drainage to the mains connections external to the site.

Glazing

Openable external windows to office areas are designed to be wind and watertight and take into account the particular site location and exposure and shall have been tested in accordance with the requirements of EN 1279/12018 and BS 6375-2 2009.

Entrance Screen and doors will be glazed with safety glass as necessary to EN 1279/12018 and BS 6262/7:2005.

Ground level vehicle delivery access is provided via electrical driven insulated panel, sectional vertical lift overhead doors with vision panels – 5000 X 4100 wide minimum openings provided.

Office areas

Tenant

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Ancillary areas

Tenant

External areas.

The main access road and service yard will be finished with brushed concrete finish on a consolidated sub-base.

Car parking adjacent to the offices to be finished in grey concrete block paviers.

Footpaths will be provided in concrete slabs and concrete paviers.

External lighting is provided to the access road service yard and car parking areas to achieve a minimum illumination level of 20 lux.