

LANDLORD'S SPECIFICATION

for

**SPECULATIVE DEVELOPMENT COMPRISING
A RANGE OF
SIX UNITS**

at

**2 BLENHEIM ROAD,
LONGMEAD INDUSTRIAL ESTATE,
EPSOM**

Dated : 1st June 2007

SEGRO
SLOUGH ESTATES GROUP

WHERE BUSINESS WORKS



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1. GENERAL DESCRIPTION

1.1. The Works

The works comprise the design and construction of a range of semi-detached and terraced business units, with single storey ancillary office accommodation (except unit 3) complete with all associated drainage and external works.

1.2. The Drawings

The specification refers to and must be read in conjunction with the details shown on the latest revisions of scheme drawings.

1.3. Indicative Floor Areas (GEA) (Gross External Areas)

	Office		Production/Warehouse		Total	
Unit 1	75.8 m ²	816 sqft	386.7 m ²	4,163 sqft	462.5 m ²	4,979 sqft
Unit 2	82.8 m ²	891 sqft	417.6 m ²	4,495 sqft	500.4 m ²	5,386 sqft
Unit 3	-	-	278.7 m ²	3,000 sqft	278.7 m ²	3,000 sqft
Unit 4	133.9 m ²	1,442 sqft	517.9 m ²	5,575 sqft	651.8 m ²	7,017 sqft
Unit 5	116.8 m ²	1,257 sqft	674.6 m ²	7,262 sqft	791.4 m ²	8,519 sqft
Unit 6	127.8 m ²	1,376 sqft	920.2 m ²	9,905 sq ft	1,048 m ²	11,281 sqft
Total	537 m ²	5,782 sqft	3,196 m ²	34,400 sqft	3,733 m ²	40,182 sqft

Areas to be re-measured on completion.

1.4. Eaves Height - Production/Warehouse Area

Floor level to underside of portal haunch 6m min clear.

1.5. Car Parking Provision

72 Spaces including 10 disabled spaces.

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1.6. General

Design, materials and workmanship will generally take account of the recommendations of any relevant British Standards, Codes of Practice and Building Regulations, the mandatory requirements of other Local and Statutory Authorities, the published recommendations of the CIBSE and the IEE Regulations current at the time of construction.

The use of a name of a firm or proprietary article in this Specification is to be read only as an indication of the class or quality of material or workmanship.

Fire protection, Fire Officer and Building Regulation requirements are based upon open plan areas to all office areas and similarly open plan areas to warehouse/production areas all as shown on the accompanying scheme drawings.

The units are to achieve an air tightness test of $5\text{m}^3/\text{hr}/\text{m}^2$

2. SUBSTRUCTURE

2.1. General

Substructure work is designed in accordance with the relevant British Standards.

2.2. Ground Floor Slab - Warehouse/Production Area

The reinforced concrete floor slab to the warehouse/production areas is designed to a medium load class as defined in Building Research Establishment Information Paper IP 19/87 (approximately $30\text{KN}/\text{m}^2$ - $600\text{lbs}/\text{sqft}$). The floors to have a power float finish with armourex proseal curing dust agent applied.

2.3. First Floor Suspended Slab - Offices

The smooth floated composite concrete/metal deck floors to the first floor offices are to be designed for a superimposed load, excluding self-weight, of $4.0\text{KN}/\text{m}^2$ ($80\text{lbs}/\text{sqft}$).

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3. SUPERSTRUCTURE

3.1. Frame

3.1.1. Office

The structural steelwork columns and beams to be designed by a Structural Engineer in accordance with the relevant British Standards to support the loadings defined in this document.

3.1.2. Warehouse/Production Area

The structural steel frame is designed by a Structural Engineer in accordance with the relevant British Standards to support the following loadings:-

Superimposed	0.6 KN/m ²
Service load to rafters and purlins	0.15 KN/m ²

3.2. Roof

3.2.1. General

Twin skin insulated roofing comprising 0.7mm profiled galvanised steel sheets with plastisol outer finish and over purlin lining of 0.55mm thick galvanised steel sheeting with off white polyester finish internally. Insulated with Rockwool to achieve 0.25w/m²k 'U' Value. Appropriate warranties to be obtained.

3.2.2. Rooflights

Double skin non fragile factory sealed roof lights comprising Grade B outer sheet and Class 1 inner sheet to be provided to 7% approximately of the floor area over the production/warehouse areas.

3.2.3. Rainwater Installation

External rain water pipes to be ppc aluminium with low level access plates.

3.3. External Walls

3.3.1. General

To be twin skin insulated horizontal metallic silver / grey aluminium cladding up to eaves gutter.

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3.3.2. Twin Skin Cladding

Cladding of 0.65mm thick profiled galvanised steel sheets fixed with horizontal profiles with over purlin lining of 0.45mm galvanised sheet with off white polyester finish internally. Insulated with Rockwool to achieve 0.35w/m²k 'U' value. Appropriate warranties to be obtained.

3.3.3. Curtain Walling

The curtain walling to be Schüco or similar approved system, with aluminium frames, self-draining, thermally broken and pressure equalised. The external coating to be polyester powder coated, including cappings. The internal coating to be matt white polyester powder. The double glazing within the windows and curtain walling consists of 10mm clear outer pane, 16mm cavity and 6mm minimum Low E glass clear inner pane (laminated to ground floor vision areas). All glazing to incorporate toughened glass where necessary. Back up walls to windows at low level.

3.4. External Doors

3.4.1. Entrance

Glazed main entrance doors and glazed escape doors to be toughened double glazed Schuco or similar approved, with aluminium framework. The external and internal coatings to be polyester powder coated to match windows and curtain walling. All entrance doors to have polished stainless steel handles.

The main entrance doors to have a polycarbonate cantilevered canopy on stainless steel brackets fixed to the curtain walling.

3.4.2. Production/Warehouse Area

Unglazed personnel and escape doors to be standard external quality steel flush doors with gloss paint finish in steel frames. Heavy duty Ironmongery to be suitable for the type of door and includes butt hinges and panic operation to Fire Escape doors.

Goods loading/unloading doors to be provided by Nassau (or similar) comprising electrically operated insulated sectional overhead doors with a clear opening of approximately 5.0m high by 4.0m wide.

3.4.3. Internal Cills, Heads and Reveals

Office - an internal surface to be provided for fixing of internal blinds.

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3.5. Internal Walls and Partitions

3.5.1. General

Internal partition walls to be of dry lined blockwork or plasterboard faced metal stud construction.

The wall between the office and warehouse space will achieve 1 hour fire protection (including steel frame protection and fire doors).

No inner skin will be provided to the warehouse area.

3.5.2. Party Walls

Blockwork party walls to be built fair faced to production/warehouse areas, with such restraints as may be necessary to conform to statutory requirements. Walls will achieve 2 hour fire resistance.

3.6. Internal Doors

Internal doors to be standard internal quality with solid cores to receive a paint finish.

Doors to be fire resisting where necessary to comply with the Building Regulations and the Fire Officer's requirements.

Doors to circulation areas to incorporate glazed vision panels. Fire doors to be glazed with GWPP glass.

Doors to be complete with stainless steel ironmongery. Fire escape doors to be provided with appropriate signage.

Frames, linings and architraves to office areas to be painted softwood

3.7. Stairs and Balustrading

All stairs to be precast concrete construction with carpet finish

Polished stainless steel handrails fixed to walls and coated steel/stainless steel balustrading.

4. FINISHES

4.1. Wall Finishes

4.1.1. General

General office areas and staircases: blockwork walls to be dry lined with plasterboard, taped and jointed and finished with one mist coat and two coats of emulsion paint.

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Toilets to have dry lined blockwork walls with ceramic wall tiled splash-backs and proprietary laminate faced duct system

4.2. Floor Finishes

4.2.1. Office

Office areas to be finished with carpet tiles. (£26 sq m allowance)

Toilet areas to have 600 x 600 Marley Eclipse vinyl floor tiles.

Staircases to be finished with carpet tiles to match the general office areas. Staircases to be provided with Gradus non-slip safety nosings.

Skirtings to general office and stair areas to be painted softwood.

Skirtings to toilet areas to be vinyl.

4.3. Ceiling Finishes

4.3.1. Office

General office areas, toilets and ceilings to staircases to be provided with a proprietary suspended ceiling system supported in an exposed microlook grid with 600mm sq. regular ceiling tiles, Rockfon Plano (or similar).

4.3.2. Production/Warehouse Area

Internal linings are self finished.

4.4. Steelwork Finishes and Fire Protection

Structural columns and beams requiring fire protection under Building Regulations to be coated with intumescent paint and board where necessary providing ½, 1, and 2 hour protection as necessary. All other structural steelwork to be primed only. Cold rolled purlins and sheeting rails to be galvanised.

5. FITTINGS

5.1. General

Mirrors, toilet roll holders and coat hooks will be provided in the toilets as appropriate.

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6. SERVICES

6.1. Mechanical Services

6.1.1. General

Sanitary fittings comprising dual-flush WC suites and wash hand basins to be white glazed vitreous china of a commercial standard as manufactured by Twyfords Ltd (or similar). Fittings to be complete with waste systems and include hot and cold water supplies, as appropriate, to monoblock spray taps.

Facilities for disabled persons to be provided in accordance with Building Regulation Requirements.

A mains water supply will be brought into the units and run internally to serve each basin and provide drinking water.

6.2. Heating System

6.2.1. Design Criteria

Temperatures

Winter Ambient	-3°C saturated
Offices	20°C
Toilets	18°C
Circulation Areas	18°C

6.2.2. Offices

Space heating by means of LPHW system with radiators, with thermostatic controls to be provided to office areas, stairs and toilets. Heaters to be positioned to allow reasonable office sub-division.

6.2.3. Production/Warehouse

No heating to be provided.

6.2.4. Toilet Ventilation

Mechanical ventilation is to be designed to provide six to eight air changes per hour extract with natural air input from adjacent areas through air transfer grilles.

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6.3. Electrical Services

6.3.1. General

The main switch panel is to be located in the production/warehouse areas. Panels to be compatible with the incoming mains and to allow for expansion to suit tenant's fit-out.

6.3.2. Small Power

3 compartment perimeter trunking will be provided to front office walls with double switched socket at 3m centres.

A double socket will be provided in the side/rear office walls and stairwells for cleaning purposes.

A fused spur is to be provided in each toilet for the installation of hand dryers by the tenant.

No small power distribution is to be provided in the production/warehouse areas.

6.3.3. Lighting

Design Criteria

Lighting Levels

The following average lighting levels will be provided:-

Office	500 lux at 0.75 above FFL
Stairs	150 lux at Tread
Toilets	200 lux at FFL
External yard areas	20 lux average at ground level
Rear of Units 1-4	As planning requirements

Office Areas

General office areas to be provided with recessed fluorescent luminaires to a regular grid pattern and with PIR switching. Luminaires to be 600 x 600 module exposed tee ceiling. The installation will utilise block switching suitable for an open plan office, but wired so as to facilitate adaptation to suit particular requirements of the tenant.

Staircases and Toilets

Staircases will be lit with ceiling mounted compact fluorescent source and wall mounted compact fluorescent luminaires.

Toilet areas will be lit with recessed compact fluorescent downlighters.

Production/Warehouse Area

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No lighting to be provided.

Emergency Lighting

Self contained and/or integral emergency lighting units are to be installed to meet the Fire Officers requirements for an open plan office and production/warehouse area.

External Lighting

External lighting will be provided to allow an average lighting level over car parks and service areas as stated above. Control is to be by photo-electric cell with over-riding time clock.

6.4. Fire Alarm Installation

A multi zone electronic fire alarm system incorporating smoke detectors, break glass points at all exit doors and electronic sounders is to be installed to meet the Fire Officers requirements for office area to BS 5839, Part 2. Spare capacity will be built in for additional tenants requirements.

6.5. Security Installation

Builders work for future access control to main entrance doors will be installed.

6.6. Lift Installation

A 1 person motor-room-less platform lift complying with Part M of the Building Regulations to be installed in each unit (except Unit 3).

6.7. Petrol Interceptor Alarm

A petrol interceptor alarm will be fitted in the unit closest to the petrol interceptor.

7. EXTERNAL WORKS

7.1. General Areas

Footpaths to roads fronting the development to be in bitmac.

The footpaths to the front of the units to be finished in concrete block paving.

Access road, service areas and car parking to be stone mastic asphalt on bitmac base courses. Permeable block paving will be provided where necessary under the trees to the railway boundary.

7.2. Drainage

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The drainage systems to be designed by the structural engineer in accordance with relevant British Standards and Codes of Practice, to meet statutory requirements. Underground drainage to utilise flexibly jointed UPVC pipes, bedded and surrounded as necessary to suit relevant loading conditions. A petrol interceptor to be provided to service areas to the Local Authority requirements as necessary. The foul drainage to be connected into the existing foul sewer and the surface water drainage connected to existing surface water sewer system or soakaways as appropriate.

7.3. Bollard/Barriers

200mm diameter painted mild steel tubular bollards to be provided to up and over door jambs.

Each loading door to be protected by 2 no. galvanised steel external retractable anti ram-raid bollards. Front entrance doors to be protected by 3 no. low level painted mild steel static bollards per door/screen.

7.4. Landscaping

Landscaping to be provided to compliment the development in accordance with the Local Authority's approval.

7.5. Signage

Stretch fabric signage (backlit where planning permits) will be provided over the entrance doors.

White coated galvanised steel tray signage to be fitted over the loading doors

7.6. Fencing

2.4m high galvanised palisade fencing to be provided to the NE and SE boundaries of the site with 2.4 m high coloured weldmesh fencing to the SW boundary.

7.7. Bin stores and cycle shelters

A covered cycle shelter accommodating 20 bicycles will be provided. This will consist of a galvanised steel frame with metal cladding to match the main buildings, and lighting supplied from the Landlord's supply.

A communal bin store approximately 5m x 5m, timber clad, with a lockable gate will also be provided, with lighting supplied from the Landlord's supply.

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8. INCOMING SERVICES

The following incoming services to be provided to each unit:

Gas: A gas supply sized to heat the production/warehouse.

Water: A 25mm supply.

Electricity: A three phase electricity supply will be provided.

	Power KVA
Unit 1	60
Unit 2	60
Unit 3	50
Unit 4	75
Unit 5	100
Unit 6	120

A Landlord's electricity supply with separate meter will be provided to supply

- i. The yard/car park lighting
- ii. Interceptor
- iii. Entrance sign
- iv. Bin store
- v. Cycle shelter
- vi. Lighting to the rear of units 1-4, if necessary.

Telephone: Three 100mm UPVC ducts terminating within the ground floor production/warehouse area.

CCTV: Ducts to be installed for future CCTV system.