

HXRUK (KP DEV) LIMITED – BLOCK D, CENTRAL PARK, RUGBY

Building Elements

Structure: Steel portal frame construction with a minimum height to underside of haunch of 6m on mass concrete pad foundations, with a reinforced power floated ground floor slab. The ground floor slab shall support a uniformly distributed, superimposed load of 100lb / ft² (50 KN / m²)

Roof: Composite steel construction laid on a pitch of 6 degrees. Roof to incorporate a minimum of 10% roof lights over the warehouse area. Rainwater goods discharge into square section gutters, external metal colour coated down pipes.

External walls: Mixture of composite and non composite profiled vertical sheets; plus buff facing brickwork where indicated. The walls are insulated to meet Building Regulations. The internal face of the external brickwork is paintgrade concrete blockwork.

Windows & Doors: High performance double glazed aluminum powder coated doors and windows. Metal signage side screens are provided to match the warehouse sectional door. Windows are provided at first floor level for future occupier's fit out to give maximum flexibility of the unit.

Canopy: A cantilevered canopy is provided complete with clear perspex roof

Internal Walls: Blockwork party walls are to a height of 1.575m with jumbo studwork above, fire rated as appropriate. Walls to the disabled WC are constructed of blockwork.

Finishes

Doors: Solid core, paintgrade doors are provided, ironmongery is good quality powder coated. Frames linings and architraves are painted softwood to suit.

Walls: Blockwork to the disabled WC shall be painted, with tiled splashbacks to the wash hand basin.

Floor: Disabled WC is provided with slip resistant vinyl flooring, skirting shall be painted softwood. Floor to the warehouse shall be left as power floated concrete.

Ceiling: Ceiling finishes to the Disabled WC are insulated plasterboard and skim finish on timber joists

Sanitaryware: White vitreous china is used throughout. The WC's are close coupled with matching white seats and covers. Taps are good quality, metal bodied chromium plated, monoblock mixer units with lever operation. Wash hand basins are wall mounted throughout. Disabled WC suites comply with Part M of the Building Regulations

Incoming Utilities: The units are provided as follows:-

Blocks D1-D5 – 32mm MDPE metered water supply, 67kW metered gas supply and 50kVA metered electricity supply to each unit.

Block D6 – 32mm MDPE metered water supply, 100kW metered gas supply and 75kVA metered electricity supply to each unit.

Heating and Plumbing: Heating to the warehouse to be provided by the Occupier. Heating to the disabled toilets is provided by electrical panel heaters.

Lighting Installations: Lighting to the warehouse to be provided by the Occupier. Lighting to the toilet areas is 300 lux provided by either recessed fluorescent luminaires or good quality surface mounted bulkheads. A system of emergency lighting is provided to meet BS5266 and Building Control.

Protective Installations: A fire alarm system is provided to meet the requirements of British Standards and Building Control.

External Works

Access roads and service yards areas are of tarmacadam construction with Individual numbered car parking spaces for each unit. Footpaths to the front of the units are block pavements, to the rear footpaths are pre cast concrete paving slabs. Soft landscaping comprises grass, ornamental shrubs and trees.