

Buxton Homes South East Ltd
 15-17 Church Road, Crystal Palace,
 London SE19 2TF

General specification for commercial unit (Retail)

Construction to Partial Fit-out / Partial 'Shell & Core'

1. Partial fit-out and partial shell & core means the ground floor commercial unit will be substantially left for the end user to fit out as may be required, however certain elements will be installed as per below.
2. The unit will be left with a shop front and fascia installed in accordance with the Planning Approval. Floors will be screeded and insulated as per the architects details.
3. A single phase electrical supply will be brought in to the unit up to and including the statutory authorities head. It will be for the end user to apply for and arrange connection of meters, following their 2nd fix electrical works.
4. A water main is to be brought in to the unit up to and including a stop cock.
5. Two direct drain connections to the ground floor commercial unit will be provided.
6. A gas supply will be brought in for the unit up to and including a stop valve.
7. Finishing's internally as may be required by Building Regulations to permit the occupation of other parts of the building are included; i.e. fire proofing of steel beams etc. Other than that (except screed as in 2. above), no plastering, ceilings, partitions, wiring, plumbing, decorating etc is included.
8. It will be up to the end user to ensure the fit out is in compliance with both planning and building regulations, the end user is to discharge any relevant building regulation or planning condition appertaining to the unit fit out. In addition any freeholders consent where so stipulated within the sales contract.