

Buxton Homes South East Ltd
46 West Ham Lane
Stratford
London E15 4PT.

Appendix 3 – Commercial Unit(s)

General specification for commercial units
(classification A1, A2, A3 or, B1)
Construction to ‘Shell & Core’

1. Shell & Core means the commercial unit(s) will be left for the end user to fit out as may be required.
2. Where located within a new construction and on the ground floor, the units will be left with a secure timber hoarding with personnel doors to the perimeter, all painted white. The hoarding will be left 50^{mm} short of the floor and ceiling for ventilation. Floors will be left without any screeds so as leave the option of installing services within the floor make up.
3. An electrical supply will be brought in to each 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 metered water main will be brought in to each unit up to and including a stop cock.
5. One direct drain connection per ground floor commercial unit will be provided as well as provision for connecting in to soil stacks to all commercial units using stacks serving other parts of the building. Branches are to be left accordingly.
6. A gas supply will be provided to each unit up to and including the statutory authorities head. It will be for the end user to apply for and arrange connection of meters.
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

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etc. Other than that, no plastering, floor screeding, ceilings, partitions, wiring, plumbing, decorating etc is included.

8. Extract ducts in stainless steel 500^{mm} diameter will be installed as shown on the drawings for the future provision and use as commercial kitchens extracts. These ducts will be taken up through the building and terminated at roof level with an appropriate cowl. It will be for the end user if required, to install an extract fan filtration system within the confinements of the respective unit which, may be connected to the allocated duct. No plant associated with this will be permitted on the roof or any other part of the building.
9. Secure parking for 6 cycles using Sheffield Stands (or similar) will be supplied as shown on the planning drawing [WHL/P2/002].
10. It will be up to the end user to ensure the fit out is in compliance with both planning and building regulations in addition any freeholders consent where so stipulated within the sales contract.