

## Summary specification

### Units 33–36 Eldon Road, Lineside Industrial Estate, Littlehampton

Client	Legal and General Assurance (Pensions Management) Ltd
Project	Unit 33–36 Eldon Road Industrial Development
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#### Summary:

- The development comprises the construction of a terrace of 4 industrial/warehouse units including ground and first floor ancillary accommodation, together with service yards, car parking areas and appropriate access from Eldon Road.

#### Gross Internal Areas (proposed):

- Unit 33 – 347.8sqm (3,743.7sqft)
- Unit 34 – 285.6sqm (3074.1sqft)
- Unit 35 – 246.9sqm (2657.6sqft)
- Unit 36 – 347.8sqm (3743.7sqft)
- **Total – 1228.1sqm (13219.1sqft)**

#### Building Dimensions:

- Eaves height: 8m
- Ridge height: 9.33m
- Internal clear height to haunch: 7m

#### Imposed loadings:

- The warehouse floor is designed to support a uniform distributed floor loading of minimum 37.5 kN/m<sup>2</sup>
- First floor office is designed to support a live load of 4kN/m<sup>2</sup> + 1kN/m<sup>2</sup> for partitions.
- The roof purlins are designed to support an imposed service load of 0.25kN/m<sup>2</sup> and an additional load of 0.15kN/m<sup>2</sup> for PV arrays.

#### Roof:

- The 6° pitched roof to the warehouse is formed from a built-up cladding system with mineral fibre insulation and will incorporate triple skin GRP rooflights to 10% of the warehouse floor area.
- The roof will be served by proprietary perimeter galvanised steel gutters lined with PVC prelaminated membrane set behind an aluminium feature fascia. Rainwater downpipes will be polyester powder-coated aluminium.

- PV's will be provided to approximately 25% of the roof area.

## **Elevations:**

- The external elevations are principally formed from a built-up cladding system complete with glazed curtain wall feature panels to the entrance.
- The built-up cladding system will comprise 0.7mm outer sheet and a 0.4mm white finished internal sheet with mineral wool insulation.
- The windows and curtain walling will comprise a thermally broken colour Anthracite Ral 7016. polyester powder coated aluminium framed system, incorporating double glazed units.
- The main entrance doors will be polyester powder coated and aluminium framed to match the surrounding front entrance curtain walling. The doors will be fully glazed with toughened glass in sealed double-glazed units.
- A glazed canopy integral to the specified window system will be incorporated above the entrance door.
- The level entry loading doors to all units will be 4.0 metres wide and 5.0 metres high clear opening. The doors will be a factory finished, steel clad, insulated sectional high lift variety with electrical operation.
- The fire exit doors will be factory painted galvanised steel doors and frames with integral threshold, fitted with bar operated 3point panic latch operable from the inside only.

## **Warehouse:**

- Separating walls between Units to be of metal stud dry-lined jumbo stud partition construction, incorporating security mesh to 4m high with skim coat and emulsion paint finish to both sides.
- The warehouse floor will be power floated concrete finish with a proprietary sealer coating.
- The perimeter walls will be white factory finished profiled metal lining sheets forming inner face of built up cladding.

## **Ancillary accommodation:**

- Ancillary accommodation consists of first floor open plan office with ground floor entrance, toilet and accessible toilet.
- The separating wall to the ancillary accommodation to units 34&35 will comprise an insulated cavity blockwork with plasterboard finish to both sides.
- Internal walls to be of dry-lined stud partition construction, plaster skim finished with emulsion paint finish.
- Modular suspended ceilings comprising mineral fibre panels and plasterboard.
- Floor finishes are formed from carpet tile floor finish to the office and staircase, vinyl tile to WC, porcelain tile to accessible WC and barrier matting to the entrance.
- The first-floor office will be provided with a tea point.
- Two toilets to be provided per unit, one of which will be an accessible toilet with shower.
- 3 phase power supply provided to each unit.
- LED light fittings and electric convector heating provided throughout the ancillary accommodation.
- Electric point of use water heater for the toilets and tea point.

- A fire alarm system will be provided to each unit.
- The offices will be naturally ventilated with mechanical extraction provided to the toilets.

**External hardstanding:**

- External hardstanding formed from poured concrete with blocked pavements to some parking areas.
- A total of 29 Nr parking spaces will be provided, including 4 Nr accessible parking bays.
- One EV charging point will be provided per unit, with ducting installed to the remaining parking bays for additional EV charging points to be installed in the future.
- A poured concrete and block paved path will extend around the building.
- Painted steel bollards will be provided to the reveals of the level entry loading doors and car parking bays to protect the building.