

## Appendix 2: Premises Specification for 113-115 Fonthill Road

113-115 Fonthill Road comprises of 1,195 square foot (111sqm) of retail space, (including a small office at the rear) and a separate office space above of 3,626 square foot (336.8sqm), both of which will be re-designed by a council appointed designer in collaboration with the workspace provider.



### Specifications

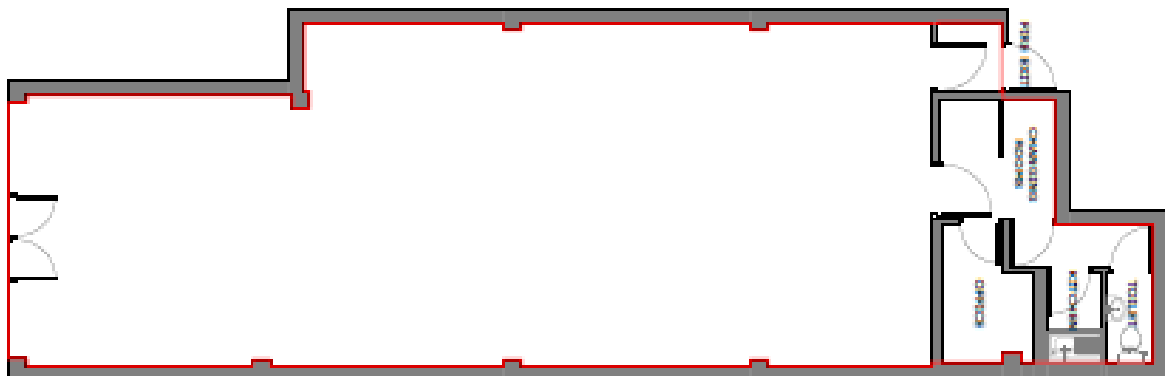
Terms and conditions

The affordable workspace facility at 113-115 Fonthill Road is offered for a term of 10 years at peppercorn rent, excluding utilities and business rates.

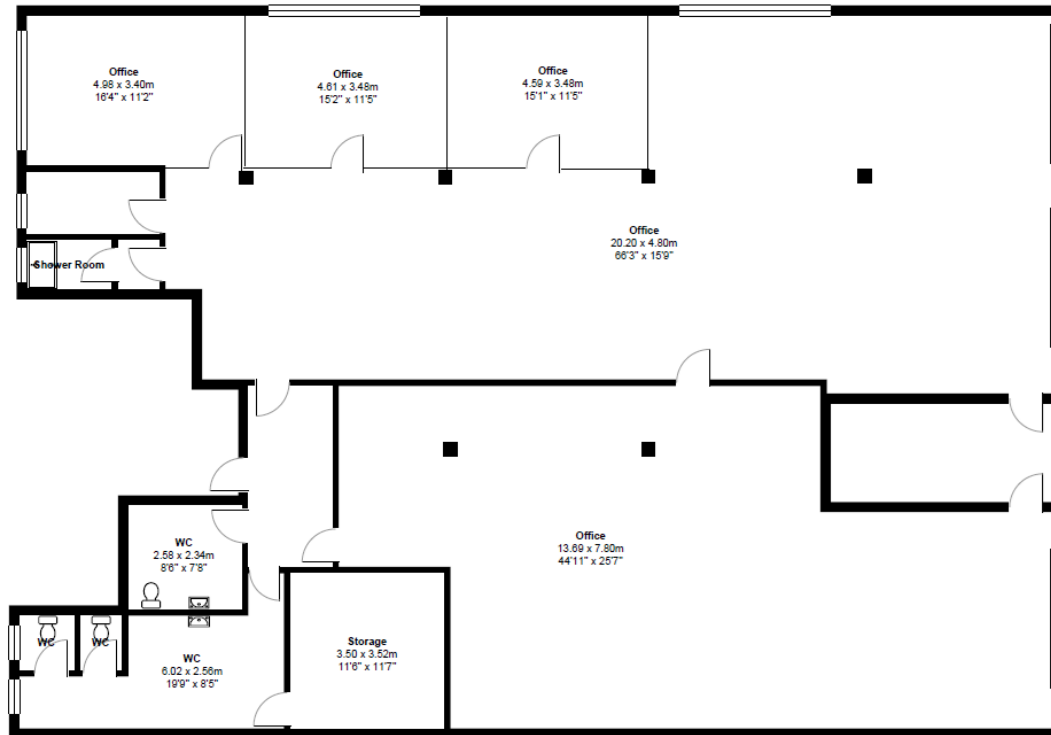
- Indicative rates
- Rent: Peppercorn
- Service charges: None
- Business rates: £22,000 per year approx.
- Utilities: £2000 (water & electric) approx.

### Layout Floorplan

Shop Floor – Ground floor



## Office Floor – **First floor**



M&E drawings and floor plans to be provided later during the project at the fourth stage of the design process (RIBA stage4).

### Workspace dimensions

- Height: 2.09m where there are concrete beams (2.51m everywhere else)
- Used material: brickwork
- Access: level threshold for wheelchair access
- Frontage: glazed frontage
- Internal finish: To be decided by the design team in collaboration with the appointed provider

### Ancillary areas:

- Office: length (2.56m), width (1.7m), area (4.352 sqm)
- Kitchen: length (1.52m), width (1.05m), area (1.596 sqm)
- Changing area: length (2.1m), width (2m), area (4.2sqm)
- Changing area (Fire exit): length (1.2m), width (1.3 m) area (1.56sqm)
- Toilet: length (1.64m), width (0.8m) area (1.312sqm)
- Lobby: length (2.57m), width (0.7m) area (1.799sqm)

### Trading area:

- Trading floor A: length (5.8m), width (4.92m), area (28.536 sqm)
- Trading floor B: length (6.26m), width (11.7m) area (73.242sqm)

Others:

- Shop front door: height (2.32m), width (4.68m)
- Internal beam x4: height (0.32m), width (0.42m)