

CHICHESTER BUSINESS PARK CITY FIELDS WAY TANGMERE PO20 2FT PLOTS 1&3 LANDLORD'S SPECIFICATION

CONTENTS

1. Unit / Plot details
2. Main Services Overview
3. Structure
4. External Walls and Finishes
5. External Doors Windows and Curtain Walling
6. Internal Walls, Partitions and Stairs (core areas):
7. Finishes and Fittings
8. Mechanical and Electrical
9. External works and drainage



CHICHESTER BUSINESS PARK CITY FIELDS WAY TANGMERE PO20 2FT PLOTS 1&3 LANDLORD'S SPECIFICATION

- The site forms part of the overall Chichester Business Park Development. Plots 1-5 are formed of 2 phases. The first phase plots 1 and 3 consist of 9 industrial / warehouse units together with associated parking, service yards, landscaping, and external works.

All specifications noted below must be read in conjunction with the detailed as built drawings. The Landlord reserves the right to alter the specification at any time.

Gross Internal Floor Areas by Unit:

Unit number	Ground Floor GIA		Mezzanine GIA *		Total GIA		Eaves Height	Parking
1A	655.5m ²	7056sq.ft	87.8m ²	945sq.ft	743.3m ²	8001sq.ft	8.22 m	13
1B	657.5m ²	7077sq.ft	87.8m ²	945sq.ft	745.3m ²	8022sq.ft	8.22 m	13
3A	222.5m ²	2395sq.ft	See note		222.5m ²	2395sq.ft	6.53 m	5
3B	224.5m ²	2416sq.ft	See note		224.5m ²	2416sq.ft	6.53 m	5
3C	222.5m ²	2395sq.ft	See note		222.5m ²	2395sq.ft	6.53 m	5
4A	286.9m ²	3088sq.ft	See note		286.9m ²	3088sq.ft	6.42 m	8
4B	289.5m ²	3116sq.ft	See note		289.5m ²	3116sq.ft	6.42 m	8
4C	289.5m ²	3116sq.ft	See note		289.5m ²	3116sq.ft	6.42 m	8
4D	286.9m ²	3088sq.ft	See note		286.9m ²	3088sq.ft	6.42 m	8

Notes:

Planning permission allows for mezzanine of up to 50% Ground Floor GIA to Units 3A, B & C and 4A, B & C to be installed by tenant

As Built areas subject to confirmation on completion. *Mezzanine GIA includes void over stair and stair landing in accordance with RICS Method of Measurement

There is one Van space in front of each unit's roller door and communal cycle and motorbike spaces across the development

All design, workmanship and materials used will follow the relevant codes, regulations and practises required and as set out by British Standards and Regulations and / or other relevant governing authorities.

CHICHESTER BUSINESS PARK CITY FIELDS WAY TANGMERE PO20 2FT PLOTS 1&3 LANDLORD'S SPECIFICATION

2. Mains Services

Gas

A Gas supply will be provided to each of the new units. **Gas meters will not be connected**

Unit Number	Supply Size	Flow Rate (peak)
1A & 1D (Plot 1)	U16	6.8m ³ /hr
3A-3C (Plot 3)	U6	2.4m ³ /hr
4A-4D (Plot 3)	U6	3.1m ³ /hr

Water

A metered water supply will be provided to each of the new units.

Unit Number	Pipe Size	Flow Rate (peak)
1A&1B (Plot 1)	32mm	0.85 l/s
3A-3C, 4A-4D (Plot 3)	25mm	0.5 l/s

Electricity

New three phase services will be provided into each unit as stated in the table below. The Electrical supplies will be feed from a main landlord's supply. All electricity used will be recharged by the landlord to the tenant.

Unit Number	Supply Size	Amps
1A&1B (Plot 1)	120 kVA	200A TPN
3A-3C, 4A-4D (Plot 3)	60 kVA	100A TPN
Landlords	20 kVA	100A

Photovoltaic Solar Panels

The photovoltaic solar system installed across all units will have the potential of providing 248.4kW (subject to final design) of sustainable solar to the site via the landlord electrical distribution system. The Solar system to be fitted across all roofs (Unit 1a-b 3a-c and 4a-d) and will remain in the landlord's control and their responsibility to maintain and repair

Electric Vehicle Charging points

Each unit will be provided with 1 dual 7.4kW electric vehicle charging point with future provision, consisting of below ground ducting, for 1 or more additional dual 7.4kW electric vehicle charging points. 4No. dual 7.4kW communal electric vehicle charging points will be provided for use by occupants with future provisions for an additional 3 communal electric vehicle charging points upon completion of planned Phase 2 works. These are to be Mode 3 with Type 2 sockets EVC points are to be mounted in suitable locations to supply 1No dedicated car parking space per unit. Each electric vehicle charging station shall be provided with a kWh sub meter.

CHICHESTER BUSINESS PARK

CITY FIELDS WAY TANGMERE PO20 2FT

PLOTS 1&3 LANDLORD'S SPECIFICATION

3.0 Structure:

3.1 Floor

200mm Mesh reinforced concrete floor slab with power float finish. The Slab is designed to support a UDL of 50 kN/m² or a maximum rack point load of 50kN.

3.2 Warehouse/Production Area

The structural steel frame is designed to support

Superimposed: 0.6 KN/m²

Service load to rafters and purlins: Generally, 0.15 KN/m²

Photovoltaic panels: 0.15 KN/m²

3.3 Mezzanine

Floor: Steel frame and purlins.

Design load: Superimposed UDL of 4.0KN/m² (with addition of 1.0 kN/m² for partitions)

Services load of 0.25 kN/m²

Ceiling load of 0.10 kN/m²

Finish: Plywood sheeting

3.4 Roof

Roof cladding

Kingspan QuadCore KS1000 RW trapezoidal composite insulated roof panels

External facings: - 0.5mm thickness profiled steel sheet with XL Forte finish (colour Goosewing Grey RAL 80 70 05)

Internal facings: - 0.4mm thickness steel sheet with CleanSafe 15 finish (colour white)

Core insulation: 115mm thickness HCFC, CFC and HFC free QuadCore insulation core to give a U value of 0.16W/m²K.

Design roof pitch 6 degrees before deflection.

Rooflights:

Kingspan Day-Lite Trapezoidal Plus KS1000 DLTR triple skin non-fragile rooflights

Rooflight coverage to be approximately 10% of the roof area.

U value of the rooflights to be 1.3W/m²K.

CHICHESTER BUSINESS PARK

CITY FIELDS WAY TANGMERE PO20 2FT

PLOTS 1&3 LANDLORD'S SPECIFICATION

4.0 External Walls / Finishes

4.1 Cladding Generally:

Kingspan QuadCore KS900 MR – micro-rib insulated composite wall panels (U-value 0.23W/m²K)
External facings: 0.5mm thickness steel sheet with Spectrum finish (colour metallic silver RAL 9006)
Internal facings: 0.4mm thickness steel sheet (0.5mm thickness to 60/15 fire rated elevations) with CleanSafe 15 finish (colour white)
Core insulation: 80mm thickness HCFC, CFC and HFC free QuadCore insulation core to give a U value of 0.23W/m²K.

4.2 Timber Cladding:

Western Red Cedar cladding on Kingspan QuadCore Benchmark Karrier insulated composite support panel system.
125mm cover width T&G Western Red Cedar boards laid horizontally on vertical 42x42mm Benchmark Thermowood battens and PVC seal screw fixed to Kingspan Karrier support panels. Karrier panel external facings: 0.63m thickness steel sheet with Spectrum finish (colour basalt RAL 7012)
Internal facings: 0.5mm thickness steel sheet with CleanSafe 15 finish (colour white)
Core insulation: 80mm thickness HCFC, CFC and HFC free QuadCore insulation core to give a U value of 0.23W/m²K.

4.3 Cavity Walls:

333mm overall cavity wall construction (units 1A&1B only) comprising:
Outer leaf: 102mm Ibstock Staffordshire Blue brickwork engineering brick.
Cavity: 130mm cavity incorporating 75mm Celotex CW4000 partial fill PIR insulation boards.
Inner leaf: 100mm paint quality fairfaced dense concrete blockwork.
U value through the wall construction to be 0.22W/m²K.

5.0 External Doors, Windows & Curtain Walling:

5.1 Windows & Curtain Walling

Thermally broken aluminium window and curtain walling systems by Comar Architectural Aluminium Systems.
External finish: Polyester powder coated (colour Basalt Grey RAL 7012)
Internal finish: Polyester powder coated (colour Basalt Grey RAL 7012)
Opening vents: Top hung with dual position keyed locks to restrict opening to 150mm.
U-Value of window assemblies to be 1.3W/m²K.

5.2 Entrance Doors:

Thermally broken aluminium glazed doors and frames by Comar Architectural Aluminium Systems integrated into curtain wall system glazing.
External finish: Polyester powder coated (colour Basalt Grey RAL 7012)
Internal finish: Polyester powder coated (colour Basalt Grey RAL 7012)
Manually operated doors with anti-finger trap stiles, fitted with heavy duty butt hinges and cylinder deadlock with internal emergency override.
Low profile ADM compliant aluminium threshold strip.
U-Value of door assemblies to be 1.3W/m²K.

CHICHESTER BUSINESS PARK

CITY FIELDS WAY TANGMERE PO20 2FT

PLOTS 1&3 LANDLORD'S SPECIFICATION

- 5.3 Glazing to Windows, Entrance Doors & Curtain Walling:**
28mm hermetically sealed double glazed units comprising:
Outer pane: 6mm Climaguard Neutral clear toughened glass with low-E soft-coat to face 2.
Cavity: 16mm argon filled cavity with black edge warm spacers.
Inner pane: 6.8mm clear laminated glass.
Obscure spandrel panels as above but with ceramic frit coating to inner pane.
Centre pane U value to be 1.0 W/m²K
- 5.4 Fire Escape Doors:**
Insulated galvanised high security steel flush external doorsets with overpanels by Arrow Industrial Doors.
Finish: Polyester powder coated (colour Grey Aluminium RAL 9007)
Heavy duty ironmongery inc. dog bolt hinges to suit the weight of the door, single point locking push pad panic latch.
Low profile ADM compliant aluminium threshold strip.
U value to be 1.6 W/m²K.
- 5.5 Loading Bay Doors:**
Insulated sectional overhead door with integrated double glazed vision panels, by Arrow Industrial Doors.
Opening size 4.5m high, width 3.96m (units 1A&1B), 3.6m (units 4A-4D) 3.35m (units 3A-3C).
External finish: Polyester powder coated (colour Grey Aluminium RAL 9007).
Internal finish: Polyester powder coated (colour White RAL 9002)
Electric operation with automatic stop facility and emergency chain override.
U-Value to be 1.2 W/m².
Tubular galvanised steel polyester powder coated bollard protection to be provided to loading doors.
- 6.0 Internal Walls, Partitions and Stairs (core areas):**
- 6.1 Units 1A&1B:**
140mm paint quality fairfaced dense concrete blockwork to WCs and stair enclosure.
- 6.2 Units 3A-3C & 4A-4D:**
Internal walls partition walls to be of 100x50mm C16 timber stud construction faced with Fermacell gypsum fibreboard, taped and jointed for direct decoration.
- 6.3 Party Walls:**
Insulated metal stud partition system faced with Fermacell gypsum fibreboard, incorporating expanded metal security mesh behind the Fermacell to a height of 2.4m above finished floor level. Minimum 1 hour fire separation between units.
- 6.4 Internal Doors:**
Internal doors to be standard internal quality 44mm solid core painted plywood faced and hardwood lipped doors in painted softwood frames. Painted mdf architraves.

CHICHESTER BUSINESS PARK

CITY FIELDS WAY TANGMERE PO20 2FT

PLOTS 1&3 LANDLORD'S SPECIFICATION

Fire resisting doors with intumescent strips/smoke seals and appropriate signage to be provided where necessary. Doors to circulation areas to incorporate glazed vision panels. All Doors to be fitted with stainless steel ironmongery.

6.5 Stairs (units 1A&1B only):

Steel stairs comprising mild steel flat plate strings and concrete filled steel pan treads with integral riser upstands.
Balustrade to consist of tubular section mild steel handrail and baluster posts with mild steel solid bar infill running rails.
Polyester powder coated finish to strings and balustrade (colour Basalt Grey RAL 7012).

7.0 Finishes / Fittings

7.1 External Walls

Self-finished sheeting rails and composite cladding panel liner sheet generally.
Fairfaced dense concrete blockwork inner leaf to cavity walls (units 1A&1B only).

7.2 Party Walls

Taped and jointed Fermacell gypsum fibreboard finished with Fermacell Fine Surface Treatment and painted with one basecoat and two topcoats of emulsion paint.

7.3 WC/Core Walls

Units 1A&1B:

Internal face of paint quality dense concrete blockwork walls to stair enclosure and WCs to receive one basecoat and two topcoats of eggshell paint.

Units 3A-3C & 4A-4D:

Taped and jointed Fermacell gypsum fibreboard lined stud framed WC/teapoint walls finished with Fermacell Fine Surface Treatment and painted with one basecoat and two topcoats of emulsion paint.

Ceramic wall tiled splashback to all washbasins and teapoints.

7.4 Floor Finishes

Warehouse: Power float concrete slab finish.

Units 1A&1B stair treads, landings & GF core circulation area:

R10 slip resistant vinyl sheet flooring with coved upstand.

Units 1A&1B Mezzanines:

Sanded plywood decking.

7.5 Ceilings

Warehouse: Galvanised purlins & roof cladding liner sheet.

CHICHESTER BUSINESS PARK

CITY FIELDS WAY TANGMERE PO20 2FT

PLOTS 1&3 LANDLORD'S SPECIFICATION

All WCs and units 1A&1B core circulation area:

Proprietary suspended ceiling system with Zentia Dune Evo 600x600mm square tegular mineral fibre ceiling tiles in an exposed Prelude TLS 24mm grid, colour white.

Units 1A&1B Stairwells:

Fire rated horizontal shaftwall ceiling, taped and jointed Fireline board to u/s finished with Dry Wall primer, mist coat and two topcoats of emulsion paint.

7.6 Internal doors

Solid core plywood doors, softwood frames and architraves primed, undercoated, and finished with two topcoats Satinwood paint.

7.7 Steelwork Finishes and Fire Protection:

Structural columns, rafters, and beams to be primed (minimum 75um) in White painted and where necessary in White intumescent paint providing 1 hour fire protection
All secondary steels, purlins, and sheeting rails to be left exposed galvanised finish. Secondary steelwork is left galvanised.

7.8 Teapoints

Howdens Greenwich units fitted with stainless steel effect D pull handles. Laminate worktop with stainless steel inset sink & drainer.

7.9 Toilets

Mirrors, toilet roll holders only

8.0 Mechanical, Electrical and drainage

8.1 Hot and Cold-Water Services

Mains cold water is provided supplying all toilets wash hand basins sinks and water heaters with cold water. Future provisions have been allowed for with the inclusion of an isolated 28ø cold water branch for use in the tenant's fit out. Cold water to the basins and toilets shall be controlled via PIR sensor linked to a two-way solenoid valve to ensure water distribution is limited to a maximum 15-minute over-run of the PIR sensor.

Ariston 30L point-of-use hot water heater to generate the hot water within each unit. This water heater provided will supply hot water to all wash hand basins and sinks.

8.2 Heating

The heating system to the core area and WC's will comprise of electric heating. The panel heaters within the common areas shall be from the Dimplex PLX range of products and shall come complete with integral controllers. The panel heaters within the accessible WCs shall be from the Dimplex LST range of products, in accordance with Approved Documents Part M, and shall come complete with integral controllers.

8.3 Toilets and Ventilation

Toilet provision of one fully fitted wheelchair-accessible WC on ground floor for all units. Sanitary fittings comprising dual-flush WC suites and wash hand basins to be white glazed China by Armitage Shanks (or similar). Fittings to be complete with waste systems and include hot and cold-water supplies, as appropriate, to monoblock spray taps. Extract ventilation systems shall be provided to the WC, DDA WC, and tea points within each of the units.

CHICHESTER BUSINESS PARK

CITY FIELDS WAY TANGMERE PO20 2FT

PLOTS 1&3 LANDLORD'S SPECIFICATION

Units 1A&1B extract ventilation is to be provided via a Vent Axia ACM150 inline extract fan. This system will be ducted into the two toilets, DDA Toilets and the tea point kitchenette.

Units 3A-3C & 4A-4D extract ventilation is to be provided via a Vent Axia BAS150 through the wall extract fan. This system will be provided for the toilets and the tea points.

All extract disc valves to be from the Waterloo VB range of extract disc valves to only be installed within the toilets and above the tea point sinks of Plot 1, Units 1A&1B.

All WC controls to consist of timer which will boost the ventilation upon occupation detected via the lighting controls PIRs.

Tea point ventilation is to be controlled via a local manual boost switch.

8.4 Main Distribution / Power / Electrical Services

New three phase services will be provided into each unit. The electrical intake and main switch panel are to be in the warehouse area and will be provided by the landlord as the DNO. The tenant's main panel board will be compatible with the incoming landlord's supply and allow for expansion to suit the occupier's fit-out with 75% spare capacity. For units where the required capacity is above 100A TPN a suitably rated MCCB panel board will be provided plus for the local circuits. Units requiring 100A TPN or less will be fitted with a three-phase distribution board only.

All incoming electrical services will be supplied via a 28way TPN Eaton Landlord Form 4B Switch panel within the new landlord electrical distribution systems within a central electrical plantroom. The switch panel will include the 6no. 160amp Solar PV connections, to supply the site with additional sustainable power, as well as connections to 2no. distribution boards. An 8 way 100amp TPN Eat Memshield 3 Distribution board, acting as the landlord DB supplying the external lighting and small power within the plant room, and an 18way 400amp TPN Eat Memshield 3 Distribution board to supply the communal electric vehicle charge points.

Each electrical supply distributing to the units will be complete with a landlords meter. Meters to be located within the Landlords Kiosk

SSEN are to provide 2no. 640kVA substations with a total capacity of 1280kVA to power the development. The landlord's meter will be located in an external kiosk in the landscaping next to the communal road.

A Lightning protection system to be installed to BS EN:62305.

Units 1A&1B will include an 8 way, 250A TPN metal clad MCCB panel board each. This shall be from the Eaton MEM Shield 3 range of products and complete with kWh sub-meter pack for each distribution board it serves. Sub distribution within Units 1 and 2 shall be provided via 3no. TPN distribution boards. A 12 way 125A TPN distribution board for the warehouse, a 12 way 125A TPN distribution board for the core areas and an 8 way 125A TPN distribution board for the EV chargers. All sub distribution boards shall be from the Eaton MEM Shield 3 range of products

A 24 way, 125A TPN metal clad distribution board within Units 3A-3C & 4A-4D. This shall provide supplies to the fire alarm panel, basic lighting and power as part of the shell and core fit out, the mechanical services (i.e water heater, fans, heating and electric vehicle charging stations).

CHICHESTER BUSINESS PARK

CITY FIELDS WAY TANGMERE PO20 2FT

PLOTS 1&3 LANDLORD'S SPECIFICATION

Switched single socket outlets will be provided to reception, stairs and lobbies accommodation for cleaning purposes. 2no. switched double socket outlets will be provided to the warehouse and 2no. switched double socket outlets will be provided to the kitchenettes above the worktop. A fused spur is provided in each toilet for the installation of mechanical plant, disable alarm devices and electric heat equipment as well as within the warehouse for the FAP adjacent to the entrance. A capacity allowance for small power of 75% spare will be included in the local distribution boards with the remaining 25% for CAT A installed services. No small power distribution is to be provided in the production/warehouse areas other than what included in the existing CAT A shell and core fit out.

8.5 Lighting

Warehouse Area

Minimal lighting is provided within the warehouse of each unit. **It will be incoming tenant's responsibility** to complete the remaining lighting installation. The luminaires shall be QVIS 'Baylite low bay' (or similar) s and installed at high level. A 50x50mm lighting trunking for the low bay luminaires within the warehouse to be installed at high level. An 8 way multi-gang switch plate, with blank plates for future circuits, is to be provided within the workshops of each unit. This will provide control as well as future expansion to the lighting within the workshops of each unit. The luminaires installed beneath the mezzanines (units 1A and B) shall be QVIS 'Proteus' 1500mm surface mounted fittings complete with integrated LED array and associated drivers.

Staircase, Core Areas, and Toilets

The luminaires within the staircase shall be QVIS 'Vex' 20W wall mounted bulkhead light fittings complete with integrated LED array and associated drivers. The lighting within staircases shall be controlled by PIR, these lighting controls within toilets are to be linked to the extract ventilation. Lighting level - 150 lux at tread
The luminaires within all toilets and communal common areas shall be QVIS 'Helios' 110mm recessed down light fittings complete with integrated LED array and associated drivers. The lighting within core areas and toilets shall be controlled by PIR, these lighting controls within toilets to be linked to the extract ventilation. Lighting Level 150 lux at FFL

Emergency Lighting

The emergency lighting within toilets, common areas and beneath the mezzanine (where required) shall be installed as per the approved design

External Lighting

The external lighting shall be a mixture of wall and column mounted lights controlled by photocell and timer linked to the landlord's supply. The lights will come from the Thorlux range (or similar)

8.6 Telecoms

Each unit to be provided with a fibre optic service (FTTP) via a 1No. 90mm ducts terminating within the ground floors. The incoming telecoms systems will be provided by BT Openreach. All telecoms work, beyond the point of entry into the units, will be carried out by the incoming occupier.

8.7 Fire Alarm Installation

The alarm system will consist of Panel, break glass points, smoke detectors, and sounders all installed as per the approved drawings. The system will allow for future expansion and tenants fit out

CHICHESTER BUSINESS PARK

CITY FIELDS WAY TANGMERE PO20 2FT

PLOTS 1&3 LANDLORD'S SPECIFICATION

9.0 External Works and drainage

9.1 Hard surfacing

Car parking areas generally to be concrete block paved. Car parking spaces in the service yard to units 1A&1B to be marked out on tamped concrete yard surfacing. Access roads and pedestrian footpaths to be Asphalt surfaced. Gravel margin to be provided to the building perimeters.

9.2 Soft Landscaping

Landscaping scheme incorporating grassland areas, hedging, shrubs, and tree planting is to be provided in accordance with the Landscape Design Consultant's design and local authority approval.

9.3 Fencing

2m high acoustic T&G timber boarded fence to western and southern boundaries of the site adjacent to residential areas.

9.4 Refuse Stores

Timber boarded and gated refuse bin enclosures

9.5 Cycle Storage

Powder coated galvanised steel cycle shelters

9.6 Foul Drainage

The foul drainage is to be connected into the existing foul sewer.

9.7 Surface Water Drainage

The surface water drainage in accordance with the approved design and to be connected into the existing public surface water sewer at the agreed discharge rate proposed within the planning application.