

Red Bank Riverside

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Property details

Development name	Park View, Red Bank Riverside
Address	Unit 4, Red Bank Riverside, 174 Dantzig Street, M4 4HL
Use class	Class E

Base build specification

Structure	Reinforced Concrete
External façade	Glazed shopfront in aluminium frame, set within brick clad elevations
Floor	80mm Sand Cement Fibre Screed (SR2 min)
Floor finish	Forbo Marmoleum (excluding bathroom)
Walls	Painted block & painted plasterboard
Ceiling	Painted acoustic insulating boards with suspended galvanised services tray
Lighting	Suspended track mounted LED lighting throughout main area. Ceiling mounted LED spot lights to WC
Emergency lighting	Internal emergency lighting provision

Specification | Unit 4 | 1,725 sq ft

Power supply	3 phase consumer unit, dedicated supply and meter. 20no. Double sockets surface mounted in galvanised conduit
Water supply	Dedicated, metered supply
Drainage	Dedicated soil/waste connections
Fire safety	Type L1 alarm system installed and interfaced to main building system. Sprinkler system to open plan layout.
Security	External communal parts CCTV coverage
Access	1nr automatic pedestrian door & 1nr manual pedestrian door to front elevation
Heating / cooling	Electric panel heaters
Ventilation	Heat recovery mechanical ventilation throughout including WC and extract to refuse store
Kitchennette	Wall and floor units incorporating sink area with knee space, with Silestone Arabesque worktop. Integrated Hafele Popox single bowl sink and Blanco Mida single lever mixer tap
Kitchen appliances	Bosch built under fridge, Bosch slimline dishwasher, Caple 30cm stainless steel wine cooler
Disabled WC	Cubicle installed with Equality Act compliant furniture & heating. Tiled finish to walls and floor. Flomasta wall mounted electric towel radiator
IT & comms	Connection provided
Bin store	Internal bin store provided with cleaner's sink installed