

Base Building Specification

Units 4-7, Saltbox Development, Bognor Regis



Saltbox
(Full Specification
including mezzanine fit out)

January 2021

INDEX

- 1.0 General**
- 2.0 Ground Floor slab**
- 3.0 Superstructure**
- 4.0 Roof**
- 5.0 External Walls**
- 6.0 Office Areas, Entrance and Stairs**
- 7.0 Windows and External Doors**
- 8.0 Finishes**
- 9.0 Toilet Areas**
- 10.0 Services**
- 11.0 Incoming Services**
- 12.0 External Works**
- 13.0 Drainage**
- 14.0 Signage**
- 15.0 Specific Exclusions**

1.00 General

This Base Build Specification shall include:-

- i) Completed shell
- ii) First floor Mezzanine
- iii) Office fit out to first floor mezzanine
- iv) Ground floor disabled WC
- v) Ground floor entrance area

2.00 Ground Floor Slab

2.01 The warehouse area floor slab shall be designed to accommodate a UDL of 35kN/m² and a point load of 80kN. Power floated finish with a surface hardener/dustproofer. FM3 floor flatness criteria.

3.00 Superstructure

3.01 The superstructure is to comprise of a steel portal frame with 7.0m clear height to the underside of haunches. Mezzanine levels are to comprise of concrete filled metal decking supported on steelwork via a staircase.

3.02 The frame and elevations shall be designed in such a manner as to allow the units to be combined or separated.

4.00 Roof

4.01 Roof to be constructed utilising profiled steel built-up or composite cladding system with HPS200 coating or equal approved in selected standard colour. Canopy to be provided above main entrance doors.

5.00 External Walls

5.01 Wall cladding to be constructed utilising Kingspan Insurer Approved Firesafe wall system (or similar) with Kingspan micro rib and trapezoidal composite wall panelling (or similar) full height, fixed horizontally.

6.00 Windows and External Doors

6.01 High performance thermally broken Kawneer (or similar) self-draining double glazed windows in extruded aluminium with thermally broken sections

6.02 Loading door (level entry) shall be electrically operated (with manual override), insulated, lockable pre-finished galvanised steel sectional overhead doors. Painted galvanised steel bollards filled with concrete are to be provided externally to either side of loading door.

7.00 Office Areas, Entrance and Stairs

7.01 Internal partition walls shall be proprietary metal stud partitions with plasterboard facings. Internal doors to be beech veneer faced solid core flush doors. Ironmongery to be stainless steel with a satin finish

8.00 Finishes

Walls to offices shall be skim plastered and painted or taped and jointed and painted with one base coat and two finish coats of emulsion paint.

Ceilings shall comprise 600 x 600mm suspended Armstrong "Dune" mineral fibre tiles in a white stove enamelled grid.

Carpet tiles shall be provided to entrance, main stair and office areas. Barrier matwell shall be provided to entrance area.

Stainless steel handrails are to be fitted to both side of the staircase.

9.00 Toilet Areas

Vinyl floor coverings with matching coved skirtings. Walls plastered/dry lined and painted with two full coats emulsion paint. Two course 100mm ceramic tiles to splashbacks. Twyfords or similar range of sanitary ware: Accessible WC with plastic seat and exposed cistern, wash hand basin.

10.00 Services

10.01 Heating will be in the form of an air source heat pump system supplying wall-mounted radiators with thermostatic control. A low pressure hot water heating installation will be provided to serve the toilets, main stairs, lobbies and circulation areas.

10.02 Heating to the warehouse/factory shall be carried out by the occupier.

10.03 A mains cold water system will be provided to supply sanitary fittings.

10.04 A mechanical extract ventilation system shall be provided to the toilet accommodation.

10.05 The office areas shall generally rely upon openable windows for ventilation.

10.06 Fresh air shall be provided to 'internal' areas through packaged ducted heat recovery air handling units located within the ceiling voids

10.07 Office area lighting capable of achieving compliance with CIBSE LG7.

11.00 Incoming Services

11.01 Electricity

A 3-phase power supply is to be brought into a suitable position. Loading – 69kVA per unit.

11.02 Gas

A gas supply will be brought into a suitable position to facilitate the installation of heating to the warehouse areas by the future occupiers.

11.03 Water

The incoming water services are based upon the flow rate provided by the mains supply to each unit, but no less than 0.5L/s.

11.04 Telecoms

A British Telecom duct system shall be extended into the site terminating in each unit.

11.05 Fire Alarms

An L2 automatic fire alarm system shall be provided within the offices, toilets and circulation areas of each unit.

11.06 Lightning Protection

A lightning protection system is to be provided, if deemed necessary.

11.07 Security

All security systems are to be installed by the Occupier.

12.00 External Works

12.01 External lighting: Service yard external lighting

13.02 Service yards and heavy goods vehicular access roadways to be surfaced in reinforced concrete paving, tarmacadam or block pavers.

12.03 Car parking bays with denoted spaces.

13.00 Drainage

13.01 Below ground drainage for rainwater, surface, soil and foul.

14.00 Signage

14.01 Unit numbers and panatrim signs are to be provided to each unit.

14.02 An 'Estate Board' sign.

14.03 Tenants shall be given signage zones within which to locate any external signage.

15.00 Specific Exclusions

1. Lighting, heating, smoke ventilation and power supplies within the warehouse areas.
2. Kitchen fitting
3. Intruder alarms, access control and CCTV system
4. Comfort cooling and air conditioning.
5. Raised access floors.
6. Passenger Lift or Platform Lift.
7. Hand dryers, soap dispensers, toilet roll holders, de-odourisers, toilet brushes
8. Loose FFE, blinds, fire extinguishers and fire blankets
9. Telecoms and data wiring systems