

# 77 COLEMAN

LONDON

## Retail Base Build Specification

77 Coleman Street provides 14,000 sq ft of retail space split between ground and lower ground levels fronting Moorgate. The space is to be delivered to shell and core with the option to split into 3 separate units; 55, 57 & 59 Moorgate.

### Building Overview

77 Coleman presents an exemplary HQ office building providing over 84,00 sq ft (NIA) of office, retail and restaurant accommodation on completion of a comprehensive refurbishment including the addition of two new floors and new facades facing Moorgate and Coleman Street.

A new office entrance on Coleman Street provides a generous and impressive welcome to the building, providing visitors and occupiers a variety of seating areas and café facilities. The 4m high space is a great space for occupiers to eat, meet, greet and relax.

Keen cyclists will be invited to enter the building via a cycle lift off Nun Court taking occupiers to a secure cycle area providing 149 spaces as well as bike repair area.

Nun Court is a new pedestrian walkway connecting Coleman Street to Moorgate flanked by retail space with excellent street presence. The office floors above have generous floor to ceiling heights and excellent views of the city and Coleman Street gardens.

### Building Access

Access to the retail units is by foot from Moorgate. There is no vehicular access or parking provisions.

### Lower Ground Floor Access

No access will be provided as part of the base build however soft spots are available in each retail unit.

### Loading Bay

The loading bay with access to the goods lift is located on Coleman Street. The goods lift provides access to the LG retail space.

### Fire Strategy

The retail areas will include an automatic fire alarm and detection system which will be designed and installed to a minimum category L3 Standard as described in BS 5839 Part 1.

Emergency lighting and signage will be provided in accordance with BS 9999 recommendations.

The ground floor retail/leisure space is arranged as a single shell unit and provided with three means of escape doors leading directly to outside. The capacity of each exit will be limited to 60 people each, as the doors swing against the direction of escape. Escape capacity can be improved in fit-out of the retail/leisure unit/s by introducing doors that can open outwards in an emergency.

Specific occupancies for each of the spaces as well as escape widths, will need to be reviewed upon final fit out. Under BS 9999 the minimum horizontal exit width is 800mm

### Shopfronts

Glazed shopfronts will be included. Currently 3no are designed, as per drawing number 940\_SC-03. Additional frontage is provided within Nun Court, see Nun Court Passageway Section D-D on drawing 940\_EW-S-01.

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A louvre is provided at high level above the shopfronts in Nun Court hidden by a decorative metal screen as per drawing 940\_EW-S-01.

### Signage

Clear zones have been provided within the shopfront for the installation of retail tenant's signage. Single lettering signage zone is located on the glass panel above each doorway. Flag signage is provided, fixed back into the façade at high level.

See drawing number 940\_SC-03.

Interior signage behind the glazing will require planning consent.

### Finishes

The internal finishes of the retail units will be exposed concrete soffit, floors and columns. Some section of the soffit are exposed steel decking. The walls are made up of

### Mechanical & Public Health

No ventilation, heating or cooling plant have been provided. The retail units will have their own dedicated, self-contained plant provided by the tenant. High-level louvres on the west & east façade will enable fresh air intake and exhaust and an area for fresh air intake & discharge. The retail units comprise of 5 louvres, each with a total surface area of 0.95m<sup>2</sup>.

A retail riser provision for the retail units to have a kitchen with the extract plant located at roof level is provided within the core design.

### Retail Kitchen Extract

The scheme design allows for 2no. kitchen extract system capable of 2.08m<sup>3</sup>/s each total volume via 900x450mm ductwork which terminates at the roof plant area via a riser in the main core. Space allowance has been made within the 9th floor plant area for the associated plant.

### Public Health

Two dedicated tenant stacks have been provided with a 50mm Ø vent connection and 100mm Ø waste connections at low level within each retail unit. General drainage pipework distribution within each individual retail unit to be provided by each future tenant.

Any retail unit used for catering purposes is required to provide their own grease interception within their own demise.

A capped mains cold water supply is also provided for each retail unit at high level lower ground floor.

### Gas

A capped gas service has been provided at lower ground floor for tenants to fit a manifold & meters.

### Electrical Utilities

A 600A TP&N electrical supply is provided from each of the 2No UKPN substations at Basement level which supports 2No MCCB Landlords panel boards, which have been used to provide a series of power supplies to the retail units. A total of 300kVA can be derived from each of these panel boards and split to suit the requirements of the future retail tenants.



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### Audio Visual

Currently no provision for satellites and cable TV services to retail units.