

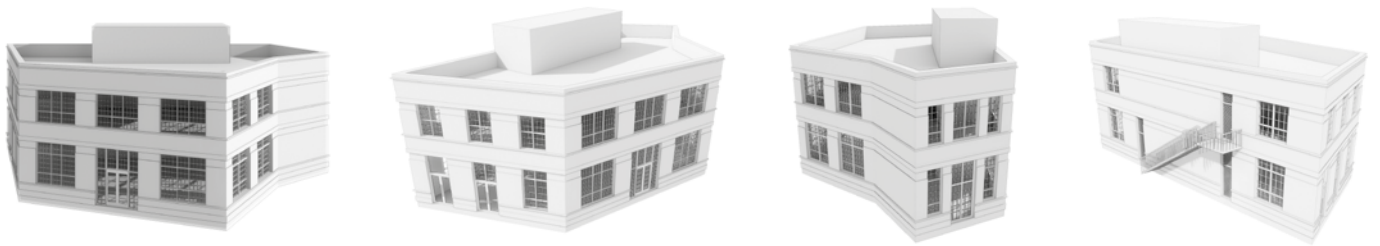
2 DANE'S YARD BAR

FLOOR PLANS AND
TECHNICAL SPECIFICATION



**SUGAR HOUSE
ISLAND**

2 DANE'S YARD BAR



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- ◀ Location at the heart of Dane's Yard.
- ◀ Two-storey building with a 2,000 ft² private roof terrace.
- ◀ Delivered to shell and core specification to suit tenants' requirements.
- ◀ Intended use class A4.

FLOORPLATE SIZE (NIA OFFICE ONLY)

Ground	2,045ft ² / 190m ²
Floor 1	2,067ft ² / 192m ²
Total	4,112ft² / 382m²

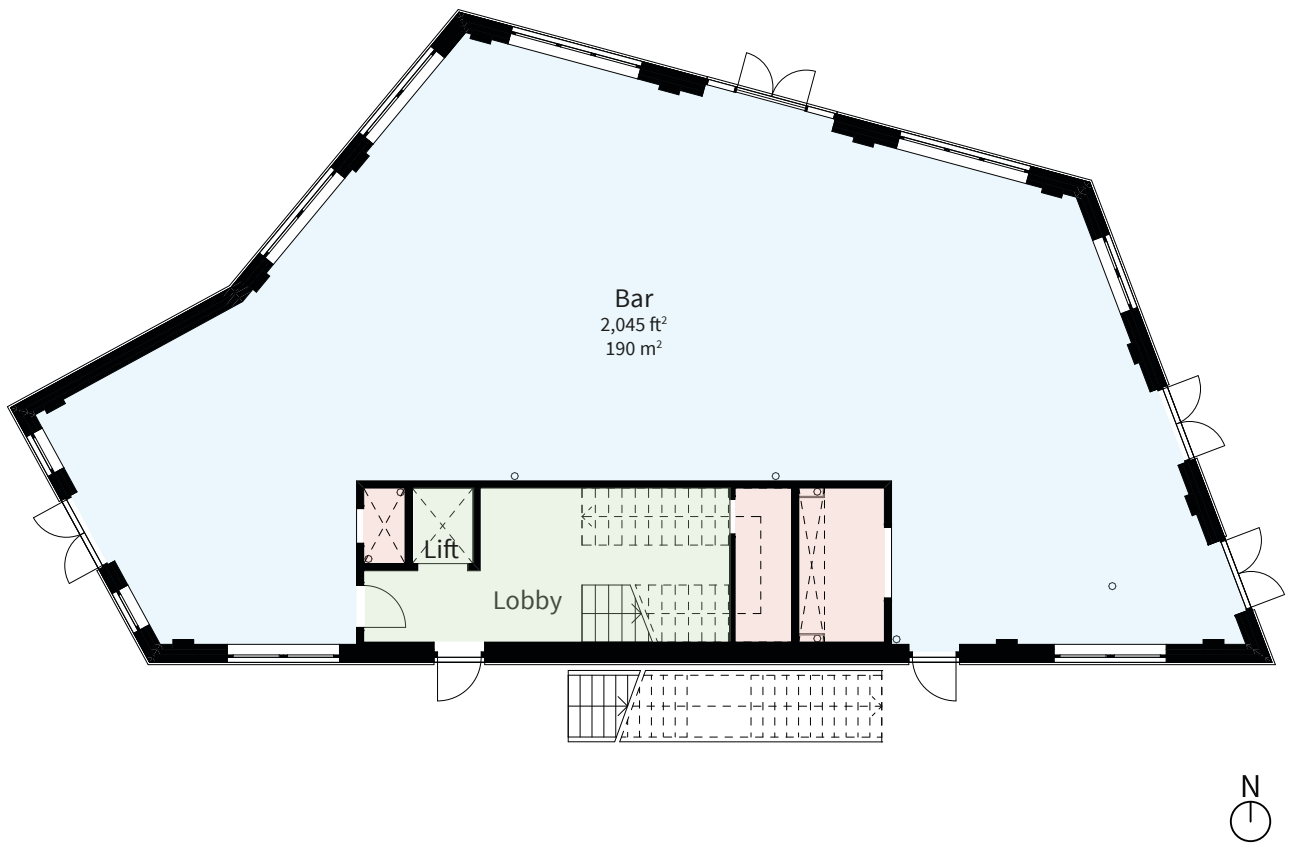
FLOOR-TO-CEILING HEIGHTS

Ground	3.6m
Floor 1	3.1m



2 DANE'S YARD BAR

GROUND FLOOR



KEY

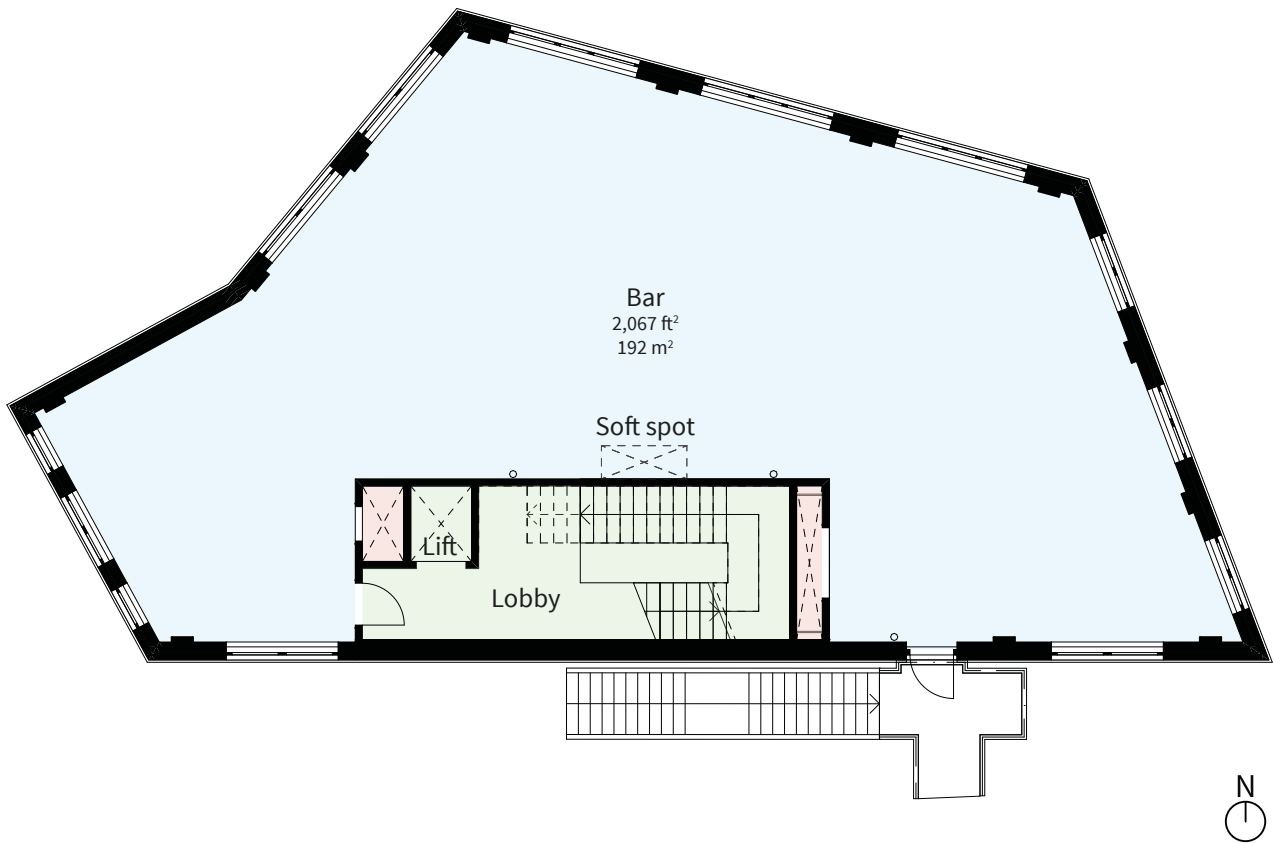
- Reception and core space
- Office space
- Plant space

Plan not to scale, for indicative purposes only



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FIRST FLOOR



KEY

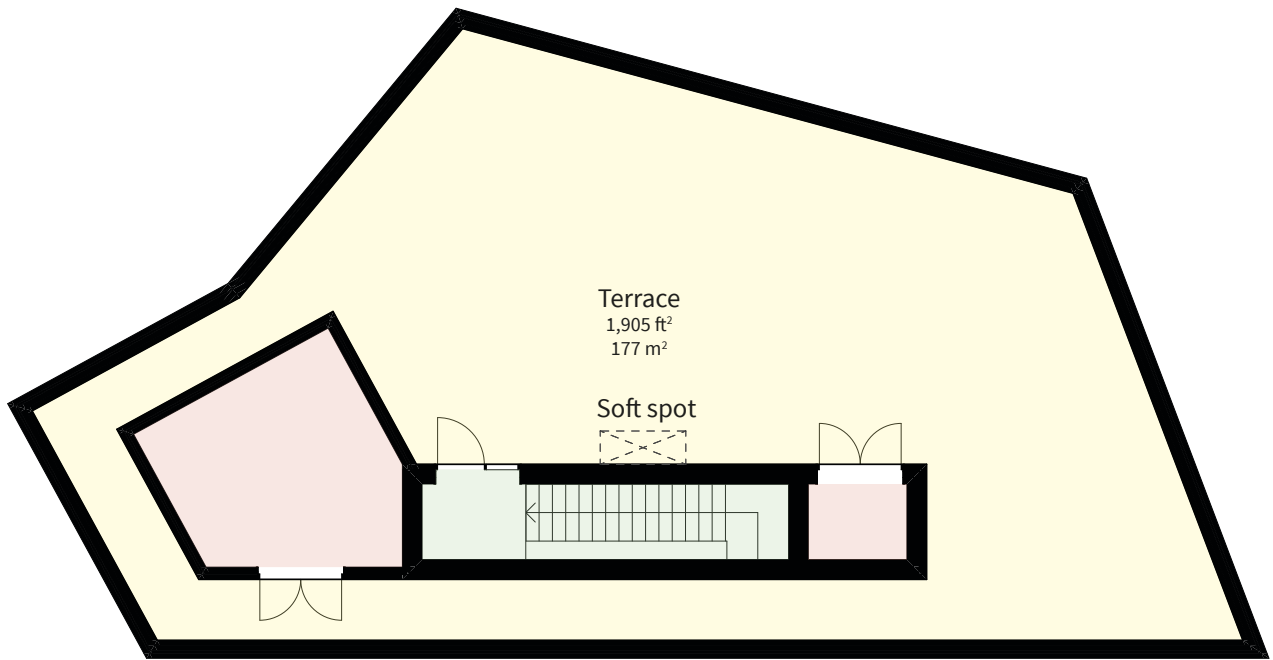
- Reception and core space
- Gym
- Plant space

Plan not to scale, for indicative purposes only



2 DANE'S YARD BAR

SECOND FLOOR TERRACE



KEY

- Reception and core space
- Plant space
- Terrace

Plan not to scale, for indicative purposes only



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TECHNICAL SPECIFICATIONS

OCCUPANCY (NIA)

Floors: typical floor designed as 1.5m²/person.

Means of escape: 1m²/person (NIA).

FLOOR-TO-CEILING HEIGHTS EXPOSED SOFFIT

3.65m

FINISHES

FLOORS

In the ground floor space, an allowance of 250mm zone, and 115mm zone for the first floor.

WALLS

External walls are white painted brickwork, and concrete internal core walls.

CEILINGS

Concrete soffits to floor areas.

WINDOWS

Heritage-style aluminium, double-glazed and openable.

FACILITIES

The building is designed to be flexible to suit the user, so no toilet facilities are provided. Drainage points have been cast into the slab.

There is an accessible roof terrace accessed from the central staircase. This is a paved surface.

The floor plates have been designed for 3.0KN load with an allowance of 1.0KN for finishes.

Showers are provided in a central facility in 1 Cooperage Yard which is adjacent.

Two dedicated disabled parking spaces serve Dane's Yard offices, adjacent to 1 Cooperage Yard.

There are bicycle stands in the landscaping.

SAFETY

The envelope and roof do not contain PIR/foa, insulation is provided by mineral wool. Fire escape is via 2 escape stairs.

SERVICES

The building has an incoming 25mm metered water supply, a 63mm gas supply (74kW), and a 68kVA 3 phase electricity supply.

These have been sized for the use of the building. The tenant is to appoint a supplier.

Data connectivity is provided by Hyperoptic via optical fibre.

Mains power is supplied from a substation with secondary backup.

CONTACTS

If you'd like to find out more about the project or come and visit, please get in touch.

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