

# Workspace Typology Micro Studio

- 25 sqm
- 4 meters floor to ceiling
- Large entrance door
- Plug and play with M & E already in place
- Light filled space
- Space for 2 or 3 desks
- Signage opportunity
- Shared welfare and communal facilities





# Type of Tenant



## Photography Studio

Size requirements:  
250 - 1,000 sq ft

Specification requirements:

- Flexible space
- Natural light
- Goods lifts if above GF
- Green room
- Light and dark spaces



## Design Studio

Size requirements:  
1,000 sq ft

Specification requirements:

- Flexible space
- Production area
- Some office space
- Natural light
- Goods lifts if above GF



## Specialist Textile Manufacturer

Size requirements:  
250 - 500 sq ft

Requirement:

- Production facility
- Admin space
- Area to undertake fulfilment
- Storage area
- Potential to retail directly



# Type of Tenant



## Advanced Robotics

Size requirements:  
1,000 sq ft

Specification requirements:

- Manufacturing area
- Generous floor to ceiling
- Office space
- Some natural light
- Storage
- Enhanced power supply
- Self contained WiFi



## Vegan Food Production

Size requirements:  
250 - 500 sq ft

Specification requirements:

- Production area
- Storage space
- Extraction



## Circular Economy

Size requirements:  
500 sq ft to 1,000 sq ft

Specification requirements:

- Production area
- Office space
- Storage



# Type of Tenant



## Start-up Micro Baker

Size requirements:  
600 - 1,000 sq ft

Specification requirements:

- Production facilities
- Basic extraction
- Storage space
- Cooling if possible
- Loading bay directly outside unit



## Ceramacist

Size requirements:  
250 - 500 sq ft

Specification requirements:

- Production area
- Desk space
- Storage space
- 24 hour access



## Jewellery Maker

Size requirements:  
250 - 500 sq ft

Specification requirements:

- Work bench
- Storage area
- Fulfilment area
- Natural light if possible



# APPENDIX

# Fit Out - Plug & Play

## Glazing

Specification should include clear glazing with 12% outer light reflection, semi-low iron glass.

## Doors

Specification to include outward opening door-and-a-half frames that are thermally broken aluminium with PPC finish.

Lock and 4 keys to be supplied – Master key to be held by developer / operator

## Shuttering

Spec to be agreed with architects and operator taking advice from Secure by Design Officer.

## Level of Finish

Construction of shell and core + structural floor screeded and sealed with floorpaint. External walls insulated, party walls finished, structural soffits painted all fire and environmental requirements achieved.

## Mezzanines

The unit height will require a minimum of 5.27 meters clear to enable a mezzanine level. Further discussion required on whether a mezzanine is installed and what percentage level of unit coverage i.e 30% or 50% coverage of floor area. If mezzanine is provided as part of spec further work is required on the specification of the system.

## Walls

To be white washed or as struck concrete

Wall loadings should be capable of supporting storage and fixing loads

## Signage

A full signage and wayfinding strategy will be designed and provided by the landlord. Tenants will be provided with guidelines as to how to use this.

## Acoustic and Environmental Considerations

Consideration to be given in the detailed design of the external envelope to the acoustic, malodorous, dust and vibration transfer from the adjacent uses.

## Ceilings

The tenant must ensure that any fixtures or fittings to the ceiling do not interfere with the cabling, pipework and lagging contained within, installing suspended ceilings where necessary. Landlord approval is required for any fixtures and fitting to any ceiling within the unit. Access must be maintained to all Landlord media.

## Soffits

To be white washed as struck concrete or similar. Where plasterboard construction used for soffit / upper floor construction the boards should be taped & jointed and painted.

## Structural Floor Loadings

The slabs to the units shall be designed for the following loading allowances as a minimum, or as per BS EN 1991-1-1 and the UK National Annex, where higher:

Specialist advice to be taken due to unique nature of project – load bearings critical. Suspect it will be the following:

Plant areas 7.5kN/m<sup>2</sup>

Staff only areas 3.0kN/m<sup>2</sup>

Workshop floor/maker space area 20kN/m<sup>2</sup>

## Mechanical, Electrical and Plumbing

The design, installation and operation of all systems shall comply with all statutory and regulatory obligations where applicable, including the following:

All relevant British Standard Specifications

Engineering Regulations (IEE) (BS7671) Institute of Plumbing Design Guide (IOP)

Water Regulations

The Building Regulations

Loss Prevention Council (LPC)

British Standard Code of Practice (BSCP)

CIBSE Guides to Current Practice and Technical Memoranda Institute of Electrical Local Fire Brigade Requirements

Building Research Establishment (BRE) Digest Recommendations

Health & Safety at Work Act

CDM Regulations

## Emergency Lighting

Emergency Lighting to be provided and must adhere to the legal requirements. Building must have lighting fitted to emergency routes and exits requiring illumination.

## Ventilation Systems (to check / take suitable professional advice)

A louver allowance of .25m<sup>2</sup> aerodynamic free area for both the general ventilation inlet and discharge to be allowed at high level on each floor.

## Security Systems

Tenant may install their own security system

Telephone and Communications

Incoming ducts provided

Tenant to undertake own works on connection to telephone and data.

## Spare Ducts

To allow the provision of any additional tenant requirements and future proof for any future technological advancements or innovation that tenant may require.

## Tenant's Plant

It is the responsibility of the future tenant to provide all necessary additional works to support their plant requirements within their allocated demise and all works are subject to the approval of the Landlord.

## Electrical Installation

Developer to provide an independent 3-phase electrical supply and a meter with supply capacity based on 300 watts/m<sup>2</sup> All to be registered with an energy provider and operational prior to handover. Tenant to take out account directly with utility company.

MPAN Number to be held by Developer / Operator for inclusion in the tenant pack

## Power Distribution

Developer to leave incoming power operational to feed lighting and also 1 double socket close to meter. Further distribution undertaken by tenant.

# Fit Out - Plug & Play

## Electrical regulations

All electrical installations, materials, components, equipment and workmanship must comply with statutory and other obligations and the regulations of any Local Authority, Public Services or Statutory Undertaking relating to the execution of the works. In particular they must comply with the requirements of:

The IEE Regulations for Electrical Installations (BS7671)

Regulations under the Electricity Acts

Health & Safety at Work Act

The Electricity at Work Regulations

The National Inspection Council for Electrical Installation Contracting

The Building Regulations

C.I.B.S.E. Guides

CDM Regulations

BS 5266 Emergency Lighting: Code of Practice

BS EN 1838 Lighting Applications: Emergency Lighting

BS 5839 Fire Detection and Fire Alarm Systems for Buildings: Code of Practice

BS EN 7430: 2011 Code of Practice for Earthing

All other Relevant British Standard Specifications and Codes of Practice

## Gas Supply

Developer to supply any incoming gas supply and meter, registered and operational prior to handover. Pipework to be left terminated beyond the meter. Supply capable of supplying 200W / m2. Tenants to take out directly with utility company. MPRN Number to be advised to the developer / operator for inclusion in tenant pack

## Water Supply

Developer to supply an incoming 28mm cold potable water supply delivering an equivalent of 1.5 litres / second at bar 3 per 100 sqm of GIA.

Meter provided by developer

Water supply to be registered with utility company and operational prior to handover

## Power Distribution

Developer to incorporate incoming power to feed lighting and provide double socket close to meter. Further distribution of double sockets located strategically across each unit.

Air-conditioning and ventilation (HVAC)

Developer to provide heating and ventilation system to include radiator and air conditioning system to provide cooling if necessary

## Signage Power

Supply Developer to provide a supply cable left suitably terminated on the soffit close to the middle of the main entrance doors ready to be adapted and extended to supply internal or external signage by the incoming tenant. Developer to provide a conduit from within the unit to the identified projecting signage and/or external signage location allowing the tenant to connect their signage without affecting the warranty of the envelope. Conduits to be left capped and weathertight

## Bathrooms (location to be agreed)

Basic WC facilities to be provided by the developer. Numbers to be calculated based on full-time equivalent (FTE) staffing numbers and calculated using the following guidance in the Homes & Communities Agency (HCA) Employment Density Guide. Will need to be suitable for the appropriate light industrial/maker space category (typical figures between 25sqm to 47sqm per FTE should be expected with Male : Female ratio being 50%: 50% split.

WC facilities to comprise basic sanitaryware (Ideal Standard, Concept range, or similar quality level), floor finishes of tile or sheet flooring, tiled walls to wet areas with remainder painted moisture resistant plasterboard with scrubbable bathroom paint. At least one in each group of WCs to be Doc M compliant accessible cubicle. Where larger numbers are clustered together it will be acceptable to provide a cubicle system.

Shower rooms will be required to promote cycling to work to be provided by the developer close to the principle staff/worker entrance  
Provision of toilet cubicles to be DDA Compliant

Sink and taps

Toilet system

Toilet roll holder

Sanitary bin solution

Both to be half tiled – using neutral metro tile

Remaining wall areas to be painted

Appropriate easy clean vinyl flooring

30 minute fire doors with locking system

## Small Kitchen Point

Howdens or similar

White or Grey Units, surfaces and cupboards– Contemporary style not old fashioned

Sink

Tiling

Include 2 double electrical sockets

Remaining wall areas to be painted white

## Telecommunications (Phone & Data)

Developer to provide a working telephone and fibre data connection (with a minimum bandwidth of 100Mbps per 100sqm GIA) and register to a service provider ready for the tenant to take on a contract directly. Cabling to be brought into the unit and left terminated in a suitable and convenient location within a distribution point ready for the operator to provide onward distribution to individual tenancies.

## Security Alarm

Developer to provide basic intruder alarm system with sensors on doors and windows (no PIR). To be registered to monitored service and left operational prior to handover. System to be capable of expansion (with sufficient zones) to cover subdivision of unit into individual sub-tenancies of an average size of 70sqm each. Tenant to take out account directly with monitoring company.

## Fire & Smoke Alarm

Developer to provide two-stage BS 5839 L1 grade fire alarm system for the unit with the capacity in the future to allocate a zone individual sub-tenancies of 70sqm average size. They system should be linked into and identified as an individual zones on a wider landlord's system (e.g. the adjacent residential or office accommodation). Design to be developed and installed in line with the requirements of developed fire strategy for the wider development

## Sprinklers

Developer to provide sprinkler system to entire unit if required in line with the requirements of developed fire strategy for the wider development. Sprinkler heads to be laid out on a regular grid with regular isolation valves allowing for adaptation by incoming operator following partitioning of unit.

## Smoke Extract

Consideration to be given to the management of smoke in the event of a fire. A strategy for passive or mechanically assisted smoke extraction to be developed and installed by the developer in line with the requirements of detailed fire strategy for the wider development, and capable of further extension by an incoming operator to serve a partitioned layout with an average unit size of 70sqm.

## Cycle Storage

As determined in planning agreement – allow one space per 250 sqm and 1 additional space per 1000 sqm for visitors.



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