194 Deansgate, Manchester
Agreement for Lease
Schedule of Landlord Works

	General Notes
Note	***Any external works are to be undertaken in conjunction with GA Studio drawings Ref L(-2)001, L(-3)010, L(-3)011, L(-3)020, L(-4)001 & L(73)001.***
Note	***All works are to be undertaken in accordance with current Building Regulation, Codes of Pracice and British Standards***
1.00	**External Works**
1.01	Remove redundant fixtures from shop front
1.02	Remove and replace shop front as detailed in Architects Drawing
2.00	**Internal Works**
2.01	Remove all redundant fixtures and fittings and make good
2.02	Repair plaster to ceilings and redecorate
2.03	Repair plaster down to high level picture rail, replace high level picture rail and redecorate plaster
2.04	Repair damaged high level cornicing
2.05	Replace lean to roof light above lightwell
2.06	Brush all brickwork to walls, repoint where necessary and seal brickwork.
2.07	Board over and skim 2 No chimney breasts including reveals up to picture rail.
2.08	Box in all vertical pipework to walls & decorate
2.09	Redecorate all exposed steel columns with fire rated paint
2.10	Expose underside of main down stand beam and paint exposed steel with fire resistant paint.
2.11	Retain existing 3 phase electricity supply, refix to wall and box in with accessible cupboard including distribution board.
2.12	Provide Soil and Vent & Waste facilities for WC and kitchen installations
2.13	To provide a water supply for the unit
2.14	To strip up the floor, provide internal ramped floor to entrance door
2.15	Provide new ply flooring ready to receive new flooring
2.16	Provide skirting boards to chimney breasts
2.16	Install new Optima Shield glazed door and fixed screen with Optima Shoreditch glazing bars to form access to common area as referenced on drawing
2.17	Provide access control system (fire alarm linked)
2.18	Provide fire alarm link ready to receive tenants detection, break glass points & signage.
2.19	Remove and block up door at rear leaving recess for shelving
2.20	Provide new fire rated kitchen extract ventilation to rear of unit to sever tenants cooking equipment.