Revision B

Specification of Landlord Works
Great Northern, Manchester
Unit 3, Deansgate
23 February 2012

1.00 Demolition and strip out works

No works.

2.00 Structural and minor alterations

The Tenant will adjust the perimeter of the premise in relation to the mall in accordance to accord with the demised parts.

3.00 Building fabric alterations & repairs

No Works.

4.00 Shopfront

No Works

5.00 Signage Installations

No Works

6.00 Staircase installations, coverings & balustrading

No works

7.00 Internal walls and partitions

Form new full height division walls at ground and mezzanine level in 2 hour fire rated studwork in accordance with the demise plans to separate unit 3 and the newly formed unit 4. Obtain all necessary consent for Landlord works. The inner face of the wall will be lined with plywood to 3 meters above the existing finished floor levels.

8.00 Internal doors / shutters

No works.

9.00 Wall finishes

No works.

10.00 Floor finishes

No works.

11.00 Ceiling Finishes

No Landlord works.

12.00 Sanitary appliances and accessories

No works.

13.00 Drainage installations

No new drainage facilities are being provided.

14.00 Water installations

The Landlord will supply a new 35 mm potable water supply to the unit a 3 bar pressure or the equivalent through the use of a break tank and booster pump set of not available directly from the mains. The supply will terminate in a stopcock in the tenant demise.

15.00 Mechanical Works

No works

16.00 Electrical installations

The Landlord will provide a 350 amp per phase 3 phase supply for the unit. The Tenant will be responsible for the metering to the supply and the Landlord will supply a tail with isolators at each end in the meter room location and terminating in the demise.

17.00 Lifts / hoists / escalators

No works

18.00 Protective installations (sprinklers / smoke extract etc)

No Works

19.00 Fire / security / telecom

No Works

20.00 Fixtures and Fittings

No Works

21.00 Builder's Work in Connection With Services

No Works

22.00 Mains services

The Landlord will (subject to the Tenant's metered connection) supply a 30m3 / hour supply and provide a service pipe between the meter and the unit terminating in an isolator within the Tenant demise.

23.00 Drawings

Refer to the plans in the Agreement for Lease