

TENANT DEMISE
THE EXISTING LANDLORD SYSTEMS AND SERVICES THROUGHOUT THE FLOOR SHALL GENERALLY BE RETAINED AND MODIFIED AS REQUIRED TO SUIT THE NEW ARCHITECTURAL LAYOUT AND PROJECT REQUIREMENTS.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR INVESTIGATING, VALIDATING, AND IDENTIFYING ALL AREAS OF STRIP-OUT, REMOVAL, MODIFICATION, AND INSTALLATION OF NEW SERVICES AS REQUIRED TO ENSURE FULL COORDINATION AND ALIGNMENT WITH THE PROPOSED STRIP-OUT AND ENABLING WORKS.

LANDLORD AREA
LANDLORD ALLOWANCES FOR TENANT FIT-OUT ARE LOCATED WITHIN THE LANDLORD (OUT OF SCOPE) AREA. THE CONTRACTOR SHALL CONNECT NEW SERVICES AS REQUIRED, IN ACCORDANCE WITH THE LANDLORD'S REQUIREMENTS.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARRYING OUT ALL REQUIRED WORKS IN FULL COORDINATION WITH ALL SERVICES TO AVOID DAMAGE OR INTERFERENCE. ALL WORKS TO BE IN ACCORDANCE WITH THE LANDLORD'S REQUIREMENTS.

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NOTES:
1. This drawing shall be read in conjunction with all relevant architectural, structural (if applicable), mechanical, electrical, public health drawings, schedules, and specifications.
2. All MEP services work shall comply with the latest relevant guides and engineering standards (such as CIBSE, BSRIA, British Standards, Institute of Plumbing, and ISO), and the project-specific engineering specifications.
3. The Contractor shall allow and provide all necessary supports for equipment, pipework, other associated services, as required.
4. The Contractor shall coordinate all works with other trades on site to avoid conflicts with architectural finishes or services from other disciplines.
5. This drawing has been produced utilising the landlord as-fitted heating and cooling system drawing, indicating the locations of fan coil units, branch controller boxes, controllers, sensors, access points and refrigerant pipework. The Contractor shall be responsible for reviewing the as-fitted information shown on the drawing against the actual site condition to verify the accuracy and ensure all required works can be carried out accordingly.

LEGEND:

Indicates area to be reviewed, verified and coordinated by the Contractor for all required works.

Rev	Date	Description	Prod.	Chk.	Rvd.	App.
L02	13.03.26	LBC Submission	ZL	DK	KB	KB
L01	03.12.25	LBC Submission	ZL	DK	KB	KB

Client:
Government Property Agency

ARCADIS
Registered office: 80 Fenchurch Street, London EC3M 4BT
Coordinating office: 80 Fenchurch Street, London EC3M 4BT
www.arcadis.com

Project:
Sunlight House - Floors 7 and 8

Site
Sunlight House, Little Quay Street, Manchester M3 3HP

Drawing Title:
Level 07 - Proposed Mechanical Strip-Out and Enabling Works Layout

		Signed		Date
Designed:	ARCADIS		ARCADIS	03.12.2025
Drawn:	ZL		ZL	03.12.2025
Checked:	DK		DK	03.12.2025
Reviewed:	KB		KB	03.12.2025
Approved:	KB		KB	03.12.2025

Design Stage: RIBA Stage 3
Original Size: A1 | Grid: | Datum:
Suitability Code: A3 | Scale: 1:100 | Project Number: 30279810

Suitability Description: **OFFICIAL-SENSITIVE**

Listed Building Consent Submission

Drawing Number: 30279810-ARC-MAN-07-DR-ME-05500
Revision: L02

100mm on Original

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