

**LANDLORD'S SCOPE OF WORKS UNIT 41C,  
THE MERRION CENTRE, LEEDS**

**1.0 General Items**

1.1 The works comprise alterations to unit 41C The Merrion Centre, Leeds to form a shop unit as outlined below:-

Install new shop fronts

Provide connected services in accordance with Lachman Consultants drawing no. 2709/ELEC4

Install Disabled W.C.

1.2 The works will be constructed in accordance with current building regulations and planning approval. The final scheme drawings and details will be signed off by TCS Holdings Limited (TCS) and the Tenant as being in accordance with their requirements prior to commencement on site. All works to be carried out in accordance with all relevant British Standards.

1.3 The works shall be designed and constructed to comply with all current CDM Regulations relating to risk assessment (both design and construction works on site). A Health & Safety Plan will be issued by Main Contractor.

**2.0 Internal works**

- 2.1 Construct new blockwork dividing wall.
- 2.2 Construct new Disabled WC.
- 2.3 Dry line and skim existing walls.
- 2.4 Install suspended ceiling.

**3.0 External works**

- 3.1 Install new fixed shop fronts.
- 3.2 Re clad marble columns and walls with star galaxy granite.

**4.0 Services**

- 4.1 Provide 3 phase electricity / distribution board / circuits and fittings.
- 4.2 Provide incoming water.
- 4.3 Provide Connected drainage.
- 4.4 Provide fire detection / emergency lighting.
- 4.5 Alterations to sprinkler system to suit new ceiling.
- 4.6 Provide services to Lachmann drg number 2709/ELEC4

**5.0 Tenant's Responsibilities**

The following items, deemed to be the responsibility of the Tenant, are for guidance only. Reference must be made to the Agreement for Lease, Licence for Alterations and Lease, as applicable.

Tenant's Fit Out, includes:-

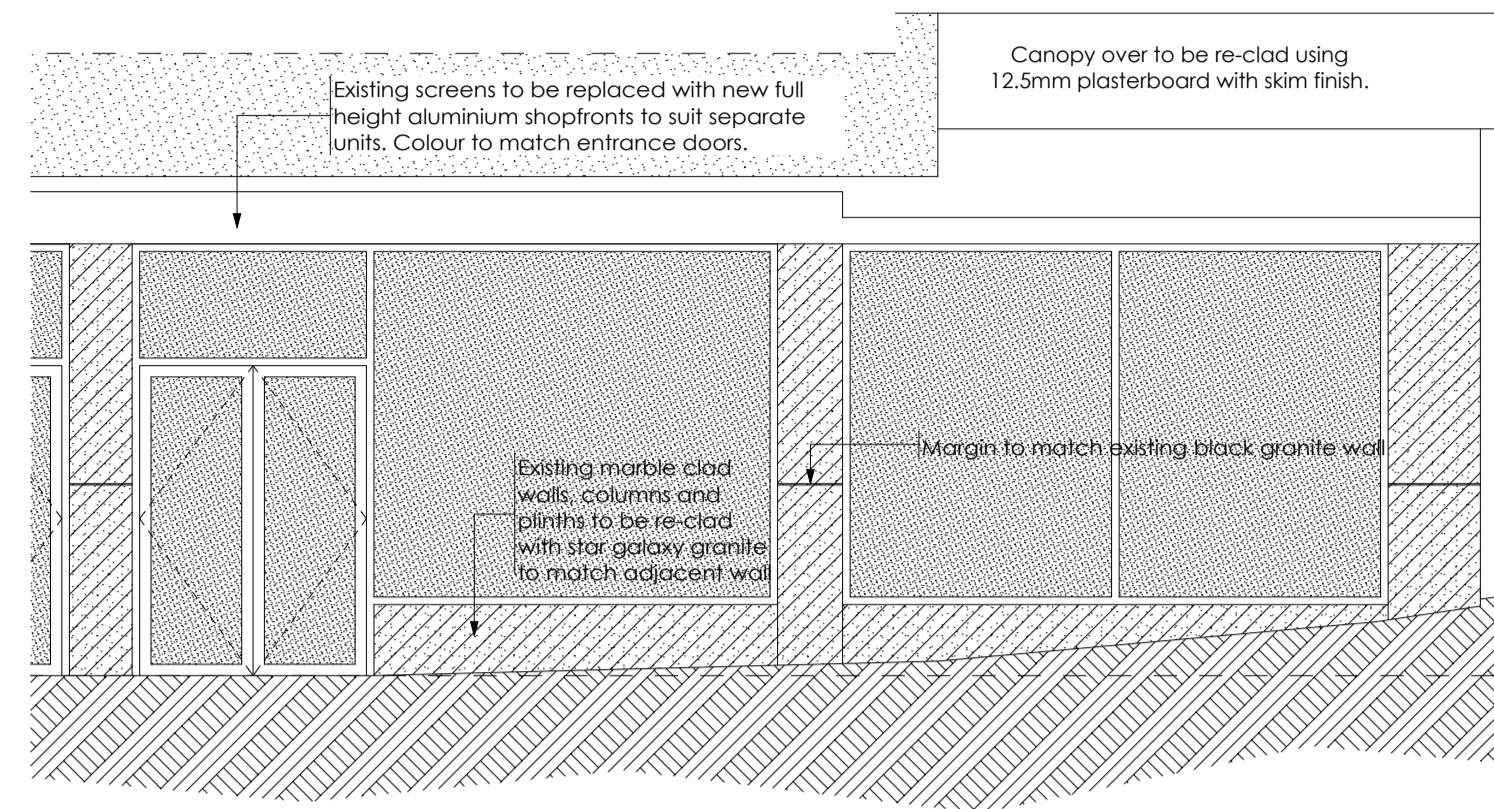
- Internal partitions.
- Heating system.
- Telecom installations.
- Security system.
- Corporate signage/branding including associated planning approval.
- Building regulations approval for the fit out works.
- All internal decorations, fixtures and fittings; shelving and displays.
- External signage.

**6.0 Branding**

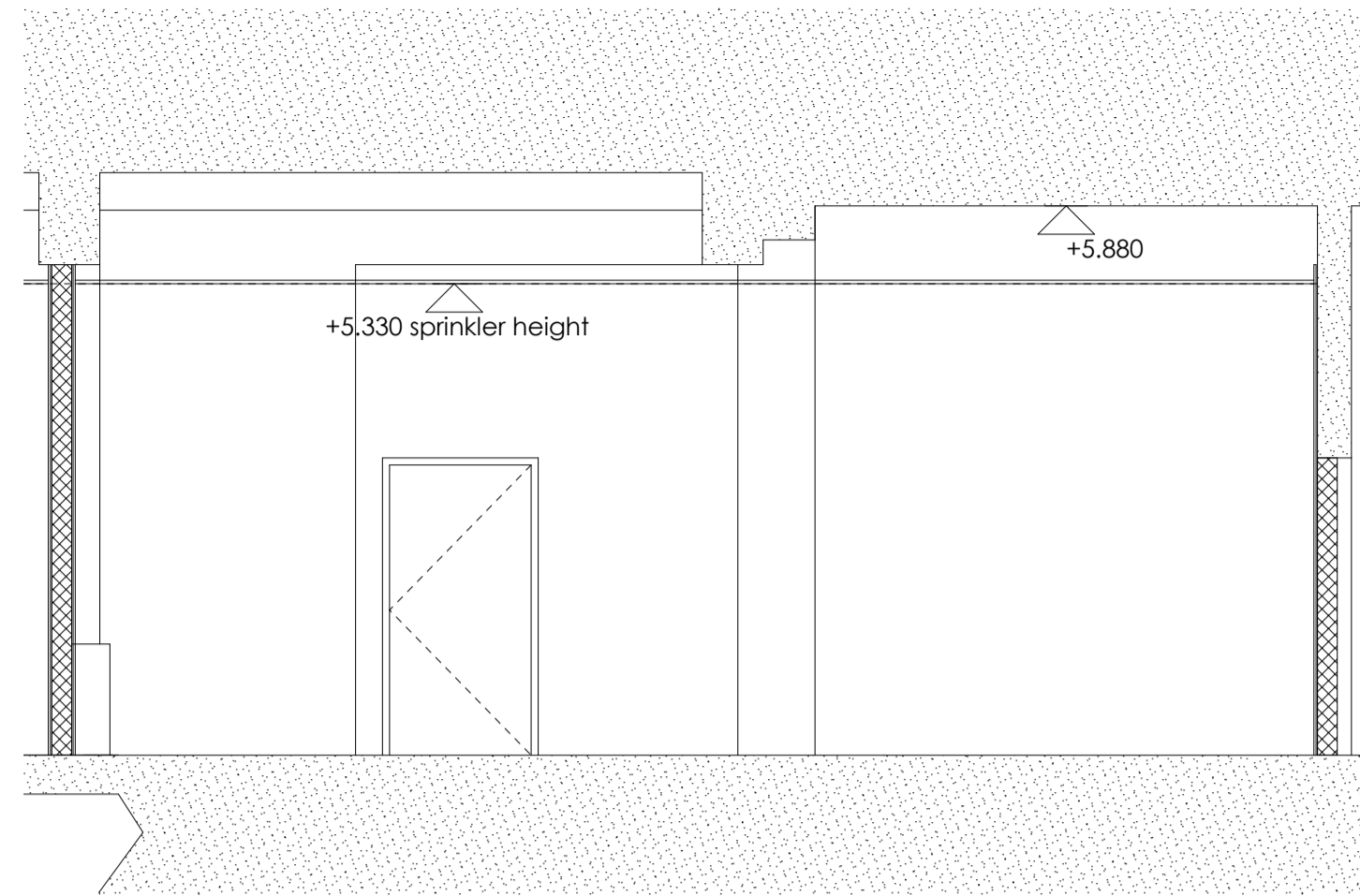
6.1 All branding and signage to be subject to TCS approval and any relevant Planning Permission.

**7.0 Health & Safety File**

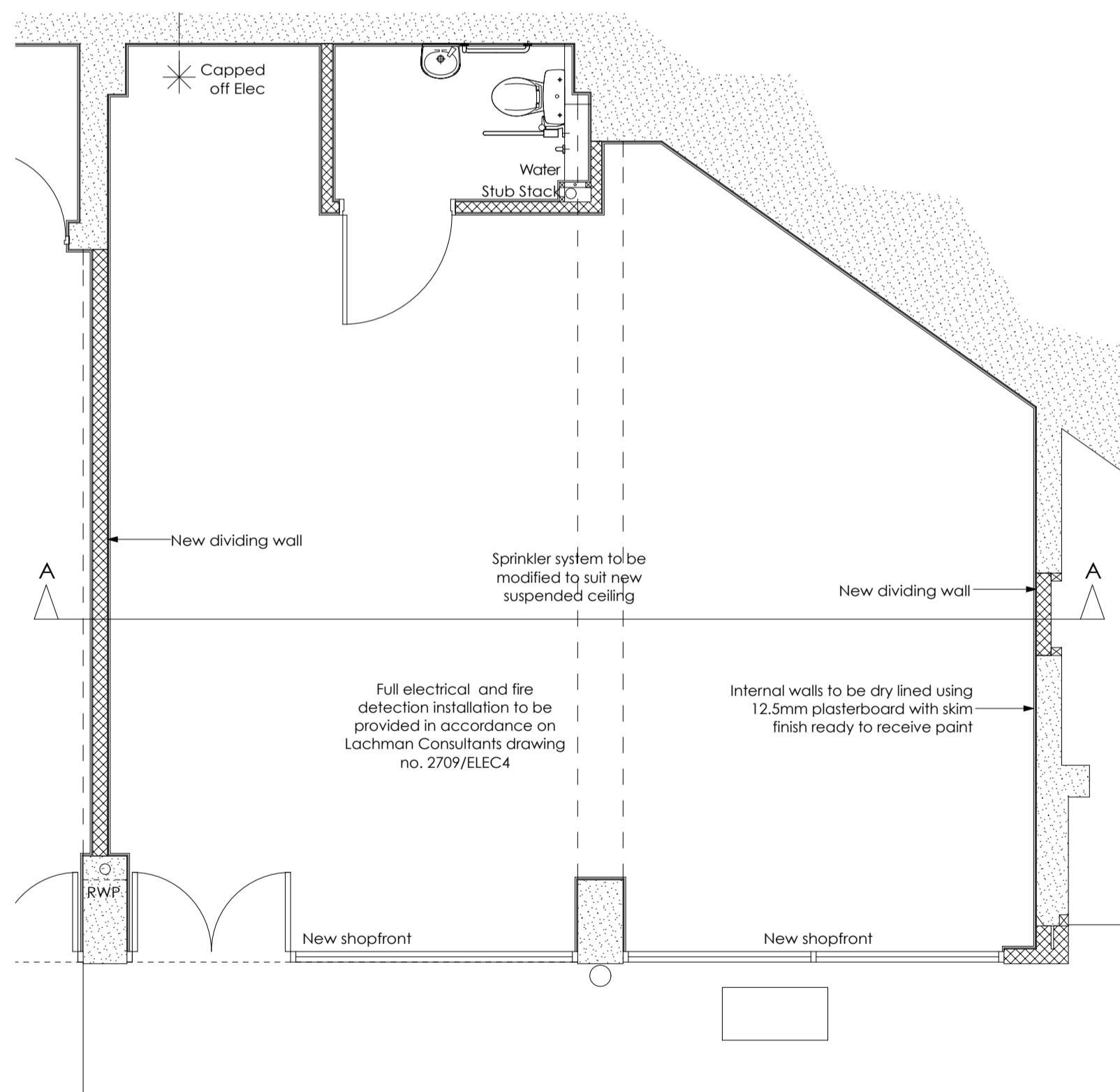
7.1 The Contractor will provide a Health & Safety File, which will include 'as built drawings', and details of operating and maintenance instructions of all new installations.



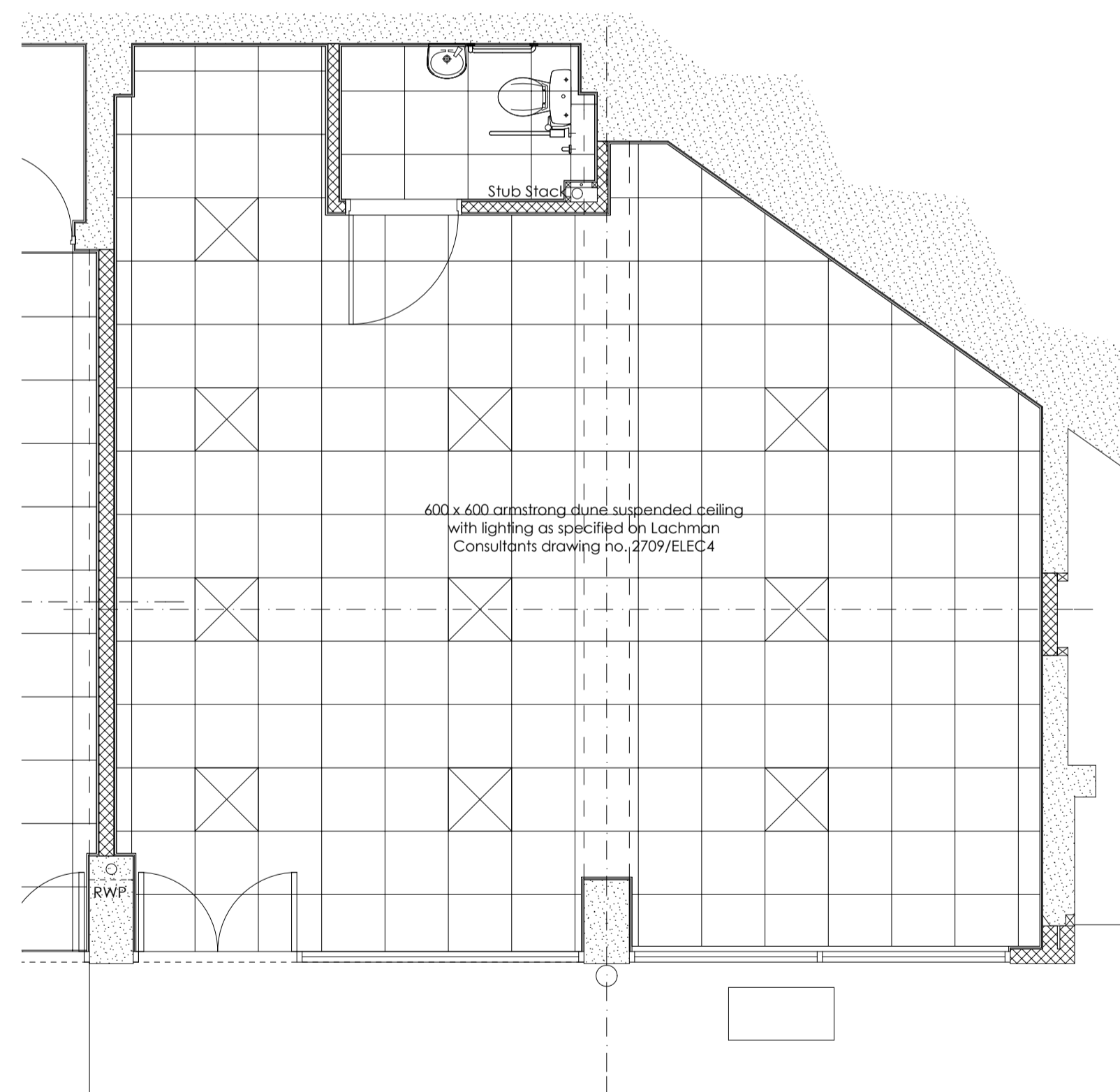
1 Unit 41C Elevation 1:50



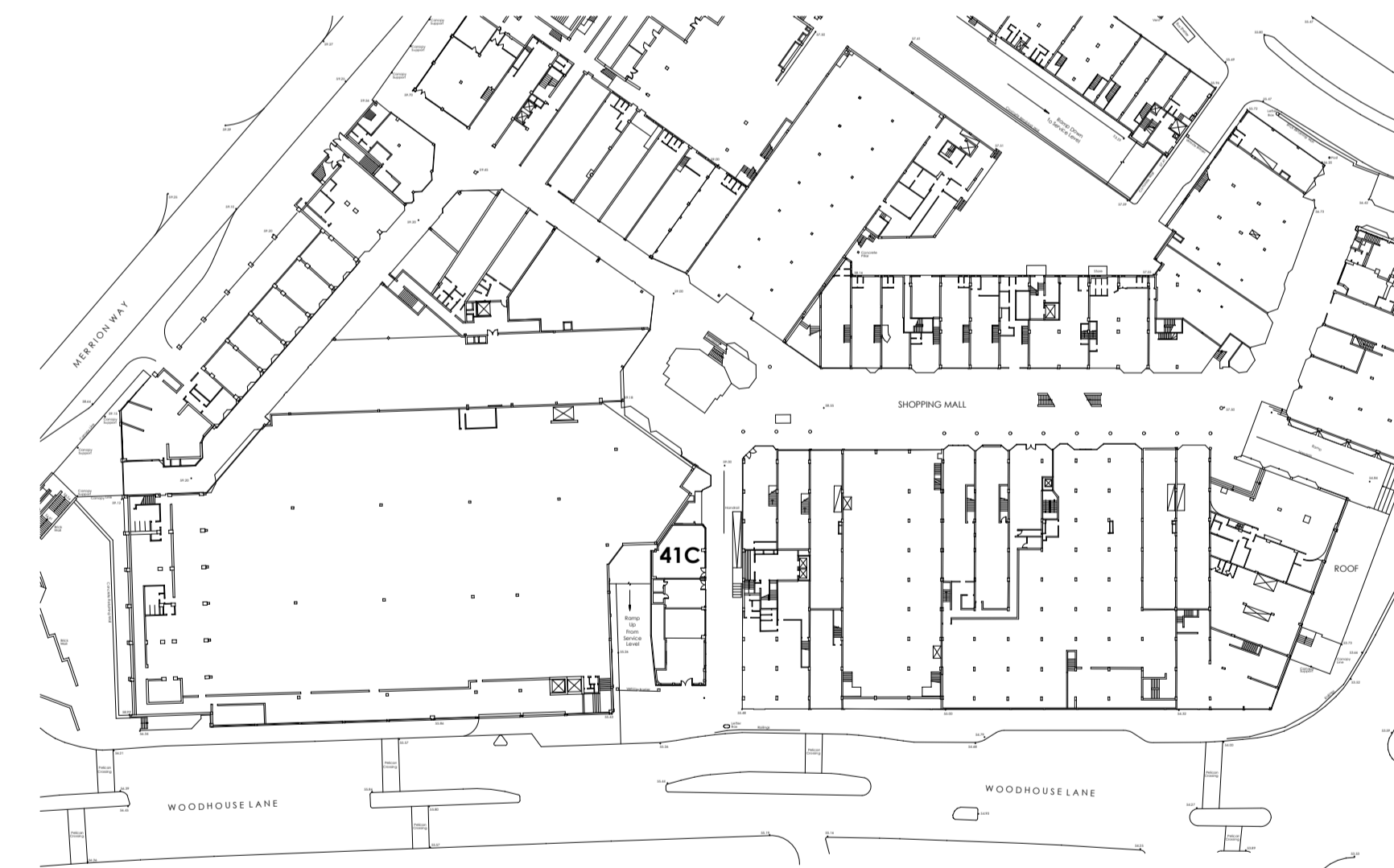
Section A-A 1:50



Unit 41C Plan 1:50



Unit 41C Ceiling Plan 1:50



Location Plan 1:1000

Revision:	Date:	Description	Drawn:	Checked:
AS-BUILT	14/06/10	AS-BUILT		
F	07/06/10	Finishes added. Suspended ceiling added. Scope of works amended.	AB	
E	31/03/10	Services drawing reference added.	AB	
D	29/03/10	WC added.	AB	
C	23/03/10	Unit number changed. Scope amended.	AB	
B	24/02/10	Existing WC area removed.	AB	
A	14/01/10	Incoming service locations added. Shopfront amended. Scope of works altered.	AB	

<b>Project:</b> UNIT 44A / UNIT 41B / UNIT 41C / UNIT 41D, MERRION CENTRE, LEEDS.			
<b>Drawing:</b> UNIT 41C.			
<b>Client:</b> TOWN CENTRE SECURITIES.			
<b>Drawing Status:</b>			
<b>Date:</b> DEC '09	<b>Scale @ A1:</b> 1:50	<b>Drawn by:</b> AB	<b>Checked by:</b>
<b>Project No:</b> 1088	<b>Drawing No:</b> (0-) 05	<b>Revision:</b>	AS-BUILT

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