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**WINGSTOP SHELL SPECIFICATION**

**General**

* Landlord to strip out all existing internal fixtures, fittings and finishes iWingstop UKuding any asbestos and all existing mechanical and electrical installations.
* All reports and certification to be provided by Landlord prior to the access date. If required, Landlord to supply a Refurb and Demolition Asbestos Report and Clean Air certificate following removal of any asbestos discovered.
* Landlord to supply an air permeability test and relevant certification on new build units.
* Landlord to supply design and build stage SBEM and BRUKL reports and certification on new build units

**Floors/Walls/ Ceilings**

* The internal screed finish floor level is to be set 10mm lower than the external floor finish level.
* Structures to be formed by Landlord to accommodate the following loads:
	+ Floors 6.8kN/sqm (5+1.8kN/sqm screed)
	+ Floors where Mezzanine floors/Plant decks are to be installed 14.3kN (12.5+1.8kN/sqm screed)
	+ Ceiling/Soffit 0.75kN/sqm
* Walls to be constructed of either flush pointed block work with expansion joints as required or jumbo stud partitioning, double boarded both sides with a single layer of 18mm ply board behind to the Wingstop UK unit elevation by Landlord.
* Walls and ceilings to have received acoustic barriers in accordance with current building regulations or where required by cinema operator.
* Ceiling height to be a minimum of 3.5m
* Ceilings to be fire rated and insulated in accordance with current building regulations
* All exposed steel to receive intumescent coating and/or fire stopping.
* All openings, divisions, service riser and service riser access, lift shaft and lift shaft access to be fire rated in accordance with current building regulations. Lift shaft and staircase openings to be provided by landlord.

**Shop front**

* Temporary hoardings to be installed by Landlord where required.
* New shopfront to be installed by Landlord to Wingstop UK specification. No tinted glass.

**Services**

**Electric**

* The Landlord shall provide a 415/240 volt, 3 phase electricity main supply with an authorised supply capacity of 125 kVA terminated in an agreed location within the Wingstop UK unit in a suitable meter kiosk and base.
* The supply must be live to the cut-out with CT panel and CT’s in situ and mains fuses and carriers left on site prior to the agreed date of PC
* In the event of failing to complete the works prior to the agreed date of PC the Landlord shall provide a suitable generator, maintained & continuously fuelled, until such time as the permanent connection is available and the changeover has taken place.
* Meter to be installed by Wingstop UK and electricity to be supplied by Wingstop UK nominated supplier
* A duct to be provided to a designated point for Wingstop UK external totem sign.

**Gas**

* The Landlord shall provide and connect a live 190kW or 650,000 btu/hr or 18mcub/hr gas main supply with emergency control valve terminated in an agreed location within the Wingstop UK unit in a suitable meter kiosk and base.
* The gas supply must be live prior to the agreed date of PC.
* Meter to be installed by Wingstop UK and gas to be supplied by Wingstop UK nominated supplier

**Water**

* The Landlord shall provide and connect a water supply with a minimum pressure of 1bar
* The Landlord shall provide a water meter and a 28mm live cold water mains supply terminated with a stopcock in an agreed location within the Wingstop UK unit.
* In the event of the Water Supplier policy prohibiting the fitting of a meter or providing a live supply, to a largely incomplete building, the Landlord shall advise Wingstop UK of this in writing not less than 8 weeks prior to the agreed date of PC and provide an adequate temporary drinking water supply into the Wingstop UK unit until such time as the permanent supply is provided.

**Drainage**

* The Landlord shall provide 8no. 100mm capped off drainage points in locations to be agreed by Wingstop UK
* No inspection chambers to be installed within the Wingstop UK unit. Where this exception applies, the Landlord is to provide double sealed manhole covers, recessed and ready to receive the floor tile/timber finish.
* The underground drainage system is to be a stand-alone system to the point of the main.
* Landlord to provide camera survey and report of existing/new underground drainage ensuring any faults are resolved prior to the agreed date of PC

 **Telecoms**

* The Landlord is to provide a suitable duct (preferable PVC) into the WINGSTOP UK unit to an agreed location.

**Sprinklers**

* Incoming sprinkler main and isolation valve to be provided to an agreed location within the Wingstop UK unit.
* Sprinkler zone check valve, all final connections and commissioning to be made by Landlord.

**Fire Alarm**

* Fire alarm interface to be provided by Landlord to an agreed location within the Wingstop UK unit. Fire alarm interface final connections and commissioning to be made by Landlord

**Mechanical & Plant**

* A clear and accessible route for the ventilation and extraction ducting from the Wingstop UK unit to the external plant area including a 1.85sqm duct route/riser from the Wingstop UK unit to high level atmosphere to be provided by Landlord. Route to be agreed by Wingstop UK.
* Landlord to ensure that the fresh air intake for the Wingstop UK unit is provided from the front elevation, or by elsewhere by agreement with Wingstop UK. Supply air location must be clear of and not compromised by other tenant’s/neighbouring extraction systems
* Safe Access for mechanical installation, maintenance and cleaning to be provided.
* All openings to building structure and/or roof to be provided by Landlord.
* Temporary and permanent weatherproofing of openings to be provided by Landlord.
* Working platforms to the duct route/riser shaft are to be provided by Landlord.
* All fire rating and acoustic treatment of duct route/riser shaft to be provided by Landlord if required.
* All openings/pits for lifts to be provided by the landlord in areas as requested by Wingstop UK.

**External Plant Area**

* Plant area to measure 40sqm minimum with minimum floor loading of 5kN/sqm
* Service and maintenance access to plant area to be provided by Landlord
* Structural deck, balustrading and lightning protection to be provided by Landlord if required
* Acoustic and/or decorative screens to be provided by Landlord

**Refuse**

* An external refuse area of 15sqm minimum to be provided by Landlord.
* Refuse area to be secure with sufficient lighting and ventilation.

**External**

* External seating area (if applicable) to be level with suitable drainage unopposed by neighbouring units and obstacles.
* External areas leading up to Wingstop UK unit to be compliant with current building regulations and DDA by Landlord
* Level access to be provided to the designated delivery entrance into Wingstop UK unit.