



**COMMERCIAL
KITCHEN
WAREHOUSE &
OFFICES
FOR SALE
20 TALINA CENTRE
BAGLEYS LANE
FULHAM SW6 2BW**

1878 SQ FT

LOCATION: The Talina Centre comprises thirty warehouse and business units built in 1984 is situated on the North side of Bagleys Lane near its junction with the Kings Road and Imperial Road Imperial Wharf mainline station linking with Clapham Junction and Fulham Broadway tube station (District Line) are within walking distance as are the amenities of the Kings and New Kings Road.

ACCOMMODATION: Ground floor commercial kitchen with extract & warehouse with offices above. WC & Kitchenette. 2 car spaces. The unit will be cleared before completion leaving the extract hood and duct and walk in freezer. Air-conditioned, fire and burglar alarm.

Ground floor 947 sq ft

First floor 931 sq ft

PRICE: £600,000

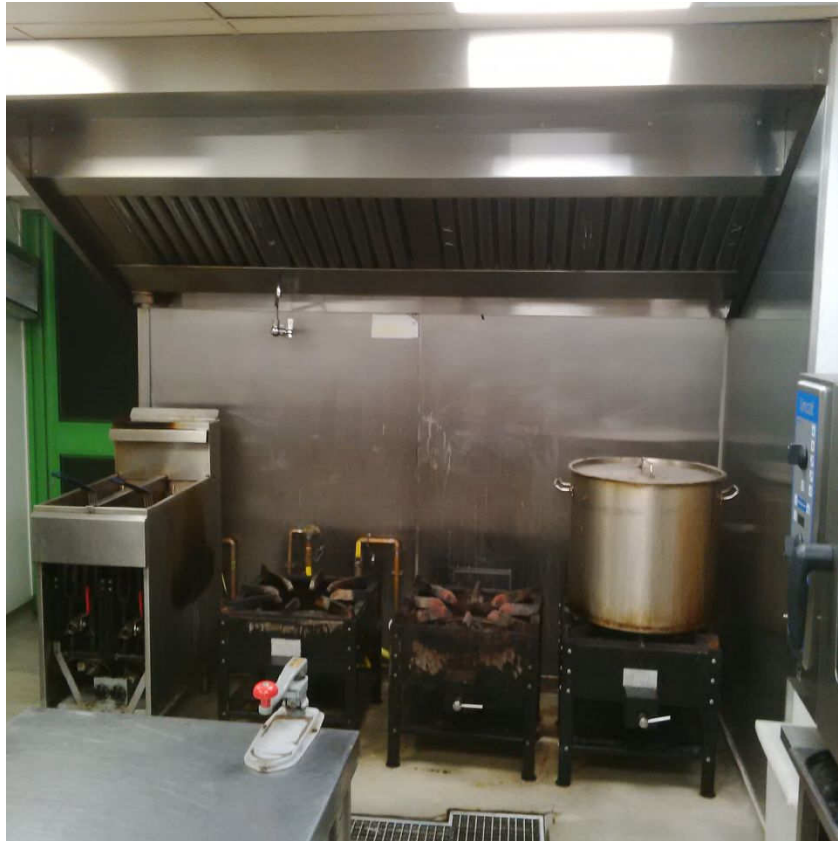
LONG LEASEHOLD: 125 years from 1984 at a peppercorn ground rent (approx 89 years remaining)

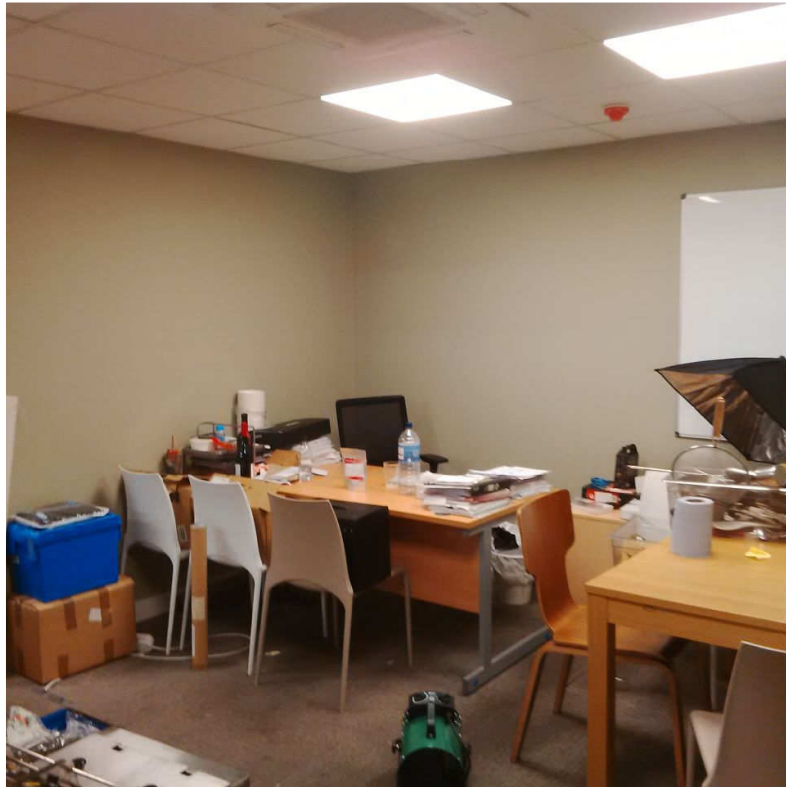
Rateable Value £49000 Payable £Nil to 01 04 2021

VIEWING: Richard Vause
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Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations, in particulars, or elsewhere.







WINDOWS:

Polyester powder coated thermally broken aluminium frames. Sealed unit double glazing with Argon filled cavity.
Windows to have locking handles and trickle ventilators.

CURTAIN WALLING:

Polyester powder coated aluminium curtain wall, colour to match existing. Sealed unit double glazing with toughened glass and Argon filled cavity. Structural panels to be filled with outer pane of Pilkington 'Clearglas' grey speckled glass or equivalent.
Pair of doors to be fitted with full height tubular pull handles. Right hand door leaf to be fitted with steel bolts at top and bottom and restricted to open outwards only.

EXTERNAL LOUNGE DOOR:

Polyester powder coated aluminium frame and door with insect mesh screen on lower face of louvre. Minimum 6 lever insecteeseal with powder coated pushball pad handle

EXTERNAL REAR DOOR:

Powder coated steel steel door and frame fitted into existing opening. Door to be fitted with triple mesh lock with keyless operation internally.

EXTERNAL WALL INFILL:

147 x 47mm C19 reinforced steel framework at 400mm centres, mechanically fixed to brick walls and set onto PVC DPC at base. Provide breather membrane fixed to outer face of studs with 30 x 36mm vertical wooden battens. Cladding to be T&G surfaced aluclad slat boarding approximately 22mm thick with gloss paint finish. Fixings to be stainless steel.
Provide linear fixing of polythene vapour barrier slatted to studs followed by zinc layer of 15mm GIBB.
Insulate between studs with Rockwool Fibre slabs 140mm thick

INTERNAL PARTITIONS:

Steel framework supporting 70mm Gyproc C studs at 600mm centres steel with one layer of 12.5mm wallboard to either face.
Provide 50mm glass wool insulation between studs in partitions to Staff Lobby and WC
Provide plywood pathways with in partitions and dry floor walls behind sanitary equipment and kitchen cupboards

INTERNAL WALL LININGS:

Provide 12.5mm Gyproc surfaced on side to external and perimeter walls as shown on plan.
Provide legs and 30 batts to all joints and fixing holes

INTERNAL VISION PANELS:

Provide surfaced timber frame approx 200mm long x 1200mm high with toughened or laminated single glazing in partition wall, including window and door. All with paint finish to match woodwork elsewhere

CEILING:

First floor ceiling at nominal 2400mm above FF. To be formed from suspended grid with lay in tile.
Ground floor ceiling to be 2m. Layer of 12.5mm Gyproc Fibre board, screwed to underside of timber floor joists with banded steel fixing bolts and batten points. Test kitchen to have further suspended grid lay in the ceiling with suitable smooth surface tile.

INTERNAL JOINERY:

Window Sashes - 28mm MR MDF with full resin leading edge sliding boards - 100 x 18mm MR MDF with chamfer to top edge
Architraves - 75 x 18mm MR MDF with chamfer to leading edge
Door frames - 48mm thick surfaced frames with 12mm rebated stop and 10 x 8mm rounded groove for brasswork etc
Doors - 48mm thick T&G grade flush Oak surfaced doors with stainless steel transoms
Kitchen Cabinets - White gloss slab front doors
1m. 1800mm slab base unit
1m. 600mm diameter base unit
1m. 1800mm wall cabinet
600mm ridge space
Shelf post formed ceiling
Stainless steel metal sink and drainer with mixer tap

STAIRS:

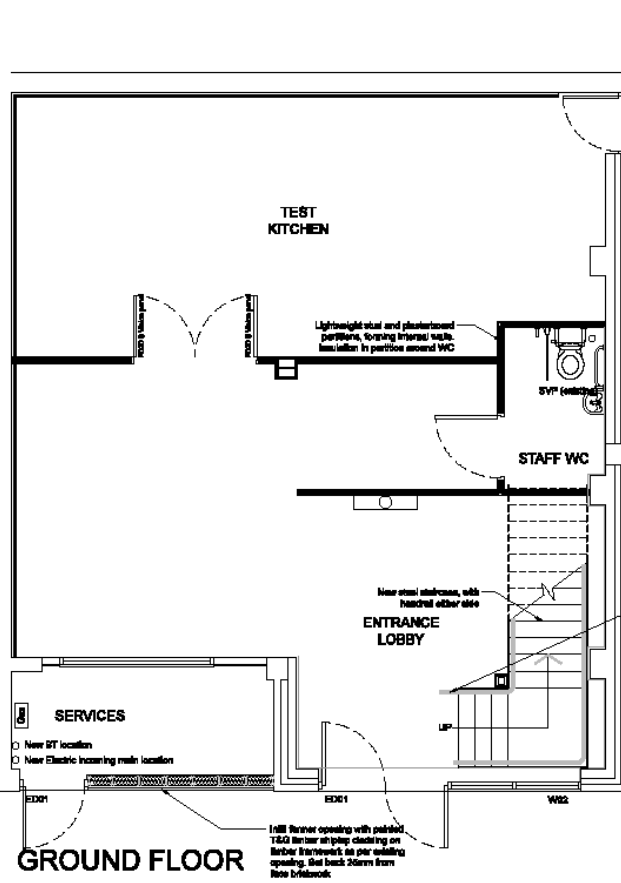
1200mm wide steel stair structure with 500mm gauging and 17m. closed risers at 180mm. Stair to be finished to carpet to match existing rising 50mm high up the riser and deep on the tread.
Stainless steel tubular handrail on spigotted posts to be provided to either side 800mm above pitch line with 4m. stainless steel handrail above following pitch line between wall post

FIRE PROTECTION:

Exposed steel columns and beams at Ground floor level are to be encased in 2m. layer of 12.5mm Gyproc Fibre board with taped and filled joints, to provide 60 minutes fire protection.
Service penetrations and drainage pipes are to be fitted with intumescent pipe collars or sleeves where they pass through the ceiling lining

FIRST FLOOR CONSTRUCTION:

225 x 75mm C19 grade surfaced joists at 400mm centres with solid blocking or herringbone strutting at mid span. See structural engineers drawings for full details. Dadoing to be 22mm moisture resistant T&G chipboard. Ceiling lining to be 2m. layer of 12.5mm Gyproc Fibre board with taped and filled joints and fixing holes



IMPORTANT GENERAL NOTES:

1. ALL DIMENSIONS TO FACE UNLESS STATED OTHERWISE
2. ALL DIMENSIONS TO FACE UNLESS STATED OTHERWISE
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10. ALL DIMENSIONS TO FACE UNLESS STATED OTHERWISE

IF IN DOUBT ASK !!

NO.	DATE	BY	REVISION
1			
2			
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5			

SANITARY WARE & DRAINAGE:
Ground floor WC to be Duct III compliant pack with dark blue grab rails.
Drainage pipework throughout to be in PVC, connected to existing SVP. Drainage pipework from sink on first floor to be routed horizontally between floor joists to connect into SVP in Access WC.
Exposed pipework to be encased in MR MDF lining. Allow for clearance to Jamboss between wall fixtures and wall fixtures and to floor.
HOT & COLD WATER SERVICES:
Cold water supply to each appliance from incoming Mains supply



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GASTRONOME (EUROPE)

ALTERATIONS TO UNIT 20, TALUNA CENTRE, BAGLEY'S LANE, FULHAM

PROPOSED GROUND FLOOR PLAN

CONSTRUCTION

14,080 sq. m.
1:50 @ A3
1:50 @ A4

2.06 B

WINDOWS:
Polystyrene powder coated (externally broken) aluminium frames. Beaded unit double glazing with Argon filled cavity.
Windows to have locking handles and bricks ventilators.

CURTAIN WALLING:
Polystyrene powder coated aluminium curtain wall, colour to match window. Beaded unit double glazing with toughened glass and Argon filled cavity. Spandrel panels to be fitted with outer pane of Pilkington 'Strength' grey spandrel glass or equivalent.
Pill of stone to be fitted with full height insular post frames. Right hand stone leaf to be fitted with steel bolts at top and bottom and restricted to open outside only.

EXTERNAL SQUARE DOOR:
Polystyrene powder coated aluminium frame and door with insect mesh screen on inner face of leaves. Minimum 6 lever mortise deadlock with powder coated push/pull and handle.

EXTERNAL REAR DOOR:
Powder coated steel clad door and frame fitted into existing opening. Door to be fitted with mortise lock with keyless operation internally.

EXTERNAL WALL INFILL:
147 x 47mm C16 reinforced steel frame at 400mm centres, mechanically fixed to brick walls and cast PUC DPC at base. Provide breather membrane fixed to outer face of studs with 80 x 20mm vertical spacer battens. Cladding to be TSG reinforced silica fibre boarding approximately 22mm thick with gloss paint finish. Fixings to be stainless steel.
Provide layer lining of polythene vapour barrier stapled to studs followed by one layer of 15mm OSB.
Insulate between studs with Rockwool Fibre slabs 140mm thick.

INTERNAL PARTITIONS:
Steel framework comprising 70mm Gyproc-C studs at 600mm centres clad with one layer of 12.5mm wallboard to either face.
Provide 50mm glass wool insulation between studs in partitions to Staff Locker and WC.
Provide plywood partitions within partitions and dry lined walls behind sanitary equipment and kitchen cabinets.

INTERNAL WALL LINING:
Provide 12.5mm Gyproc wallboard on studs to external and partition walls as shown on plan.
Provide tape and fill joints to all joints and fixing holes.

INTERNAL VISION PANEL:
Provide reinforced timber frame approx 2000mm long x 1500mm high with toughened or laminated single glazing in partition wall, including lintels and sills. All with paint finish to match adjacent surroundings.

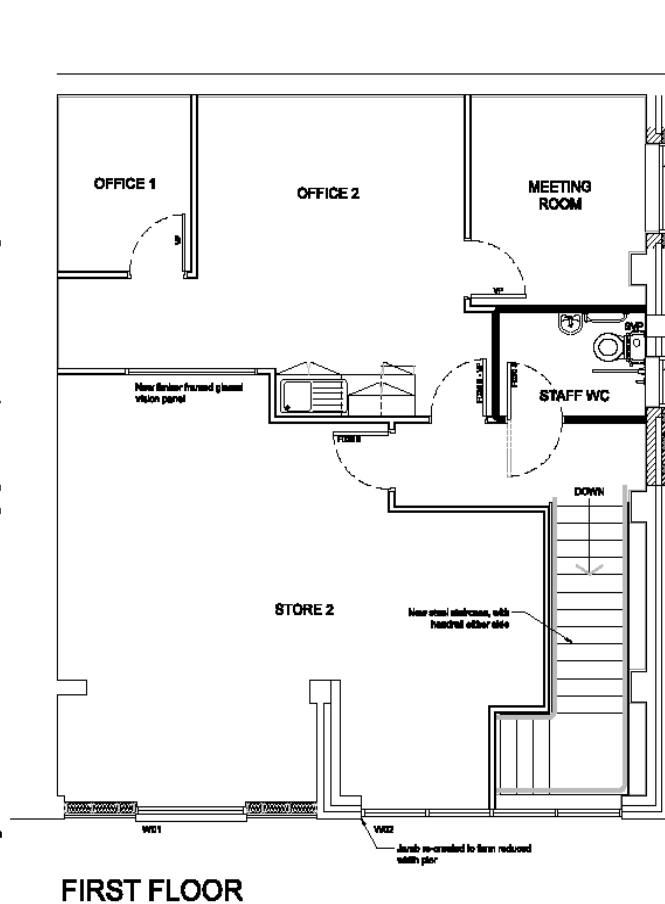
CEILING:
Flat floor ceiling at nominal 2400mm above FFL to be formed from suspended grid with lay in tiles.
Ground floor ceiling to be 2nd. layer of 12.5mm Gyproc Fibreboard, covered to underside of timber floor joists with taped and filled joints and fixing points. Test section to have further suspended grid lay in the ceiling with unsuitable smooth surface tile.

INTERNAL JOINERY:
Windows - 25mm MR MDF with business leading edge
Sillings - 100 x 15mm MR MDF with chamfer to top edge
Architraves - 75 x 15mm MR MDF with chamfer to leading edge
Door frames - 44mm thick reinforced Douglas with 25mm rebated edge and 10 x 25mm reinforced grooves for reinforcement strip
Doors - 44mm thick FDBB grade Flush Oak varnished doors with stainless steel emergency kitchen handles - White gloss slab front doors.
fms. 1800mm slab base unit
fms. 600mm drawerless base unit
fms. 1000mm wall exposed
600mm bridge space
500mm deep formed service
Stainless steel inset sink and drainer with mixer tap

STAIRS:
1200mm wide steel stair structure with 250mm girders and 170c. closed risers at 180mm. Stair to be finished to carpet tile with contrasting nosing 50mm high up the riser and deep on the tread.
Stainless steel tubular handrail on spigoted posts to be provided to either side 800mm above pitch line with 40c. stainless steel finned cross supporting plate line between each post.

FIRE PROTECTION:
Exposed steel columns and beams at ground floor level are to be encased in 2nd. layer of 12.5mm Gyproc Phalco board with taped and filled joints, to provide 60 minutes fire protection.
Service penetrations and drainage pipes are to be fitted with intumescent pipe collars or sleeves where they pass through the ceiling lining.

FIRST FLOOR CONSTRUCTION:
225 x 75mm C16 grade reinforced joists at 400mm centres with solid blocking or herringbone strutting at mid span. One structural engineer drawing for full details. Cladding to be 22mm minimum thickness TSG silicate board. Chasing lining to be 2nd. layer of 12.5mm Gyproc Fibre board with taped and filled joints and fixing holes.



FIRST FLOOR

IMPORTANT GENERAL NOTES:

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2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE STATED.
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5. ALL DIMENSIONS TO FACE UNLESS OTHERWISE STATED.

IF BY DOUBT ASK !!

NO.	DESCRIPTION	DATE	BY
1.	Issue for tender	14.08.08	...
2.	Issue for construction	2.07.09	...
3.	Issue for construction	2.07.09	...
4.	Issue for construction	2.07.09	...

New window inserted into newly formed opening with double glazing cavity with triple core.

New window inserted into reduced length opening.

1/3rd part of redundant window opening with brickwork outer leaf to match existing and blockwork inner leaf.

SANITARY WARE & DRAINAGE:
WC to be Dac 60 compliant pack with dark blue grab rail. Drainage pipework (100mm) to be in PVC, connected to existing RPT. Drainage pipework from sink on first floor to be received horizontally between floor joists to connect into RPT in Access WC.
Exposed pipework to be encased in MR MDF boarding. Allow for access needed to junction between sanitaryware and wall tilework and to floor.

HOT & COLD WATER SERVICES:
Cold water supply to each appliance from incoming mains supply.



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GASTRONOME (EUROPE)
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