

## **9 Ashford Avenue, Ashburton**

### **Schedule of Landlord's Fixtures & Fittings**

External areas including fencing, sliding gates

Building structure and envelope

Tower structure including upper floors, stairs, partitions and doors (but not process equipment)

External windows and doors including roller shutter doors, dock levellers (but not rapid rise doors)

External canopies

External smoker's shelter

Balustrading to raised loading area in warehouse

Steps, balustrading and floor finish to mezzanine storage area

Office areas including ceiling, floor finishes and subdivision partitioning

WC and kitchen areas including ceiling and floor finishes

Air conditioning system to office and kitchen areas (but not to tenancy fit out areas)

Extract ventilation to WCs and kitchens

Roof ventilation cowls to warehouse

Main switchboard

Distribution boards serving base build offices and warehouse (but not fit out areas or process equipment)

General power outlets to office and amenity areas (but not tenancy fit out areas)

Power supplies to landlord's services installations and equipment

Warehouse lighting

Office lighting

Emergency lighting and Exit Signage to base build areas (but not to fit out areas)

External lighting

Door access control system

Sprinkler system including tank, pump house and pump, FSIs, valves, controls, pipework and sprinkler heads

Fire hose reels to warehouse

Fire alarm system to warehouse and office areas (but not to tenancy fit out areas)

Plumbing reticulation to base build areas

Hot water generators serving WCs and kitchens (but not within tenancy fit out areas)

Cleaner's sink

Drainage to WCs and kitchens (but not to tenancy fit out areas)

Fixed joinery and sinks to kitchens

Sanitaryware, cubicles, vanities, mirrors to WC areas

*Data cabling and sockets*

*Under bench water heaters to kitchens*

*WC accessories – toilet roll holders, soap dispensers, hand dryers*