TENANT DEMISE CHECKLIST

The following checklist is intended to provide a brief summary of the various elements of the works provided by either the Landlord or the Tenant.

ELEMENT	Landlord	Tenant	Comments
Substructures:			
Ground floor slab	☒	☐	Set down for screed
Floor screed/levelling compound	☐	☒	100mm zone allowed
Surface finishes / colourations / sealers / hardeners	☐	☒	
Frame:			
Main structural frame	☒	☐	Slabs set down for screed
Floor screed / levelling compound	☐	☒	100mm zone allowed
Fire protection to main structural frame	☒	☐	
Factory applied primer to steelwork	☒	☐	
Trimmed openings for stairs, escalators, lifts	☒	☐	Subject to timely issue of information by Tenant.
Tenant mezzanines (where applicable)	☐	☒	Subject to Landlord Approval
Surface finishes / colourations / sealers / hardeners	☐	☒	
Roof:			
Gutters/rainwater downpipes	☒	☐	
Rooflights	☒	☐	Where applicable.
Mansafe system	☒	☐	
Base plinths to Tenant plant areas	☒	☐	Secondary support by Tenant
External walls:			
Shopfront structural opening	☒	☐	
Fascia / signage zone / projecting signage	☒	☐	
Tenant-specific signage	☐	☒	Subject to Landlord Approval.
Windows & external doors:			
Timber hoarding to A3 shopfront opening	☒	☐	Where required
Shopfronts to A3 Food & Beverage Units	☐	☒	Subject to Landlord Approval.
Rear External doors	☒	☐	
Internal walls:			
Division walls between other units	☒	☐	
Fire compartment walls to communal stairs and corridors	☒	☐	
Fire compartment walls to unit staircases	☐	☒	
Fire stopping between units	☒	☐	
Other internal walls within unit	☐	☒	
Required acoustic enhancements above base build (where required)	☐	☒	
Internal doors:			
Internal doors to communal areas	☒	☐	
Internal doors to communal staircases	☒	☐	
Other internal doors	☐	☒	Including fire lobbies to rear access.

ELEMENT	Landlord	Tenant	Comments
Finishes:			
Floor finishes	☐	☒	
Painting of blockwork walls	☐	☒	
Painting of steelwork other than identified above	☐	☒	
Ceiling finishes	☐	☒	
Painting/self finish of rear external doors	☒	☐	
Unit Services:			
Electrical utility meter room installation	☒	☐	All energy shippers meters are by the Tenant. There is no provision for a Landlord's gas meter as each unit (4no.) have their own individual metered gas supply.
Fire alarm interface unit	☒	☐	
Electricity meter	☐	☒	
Water meter	☐	☒	
Gas meter	☒	☐	
Condenser Water	☒	☐	Landlord sub-metered.
Gas, Condenser and Ventilation supplies	☒	☐	A connection charge will be paid by the Tenant (Charge to be agreed).
Sprinkler flow switch & Monitored Valve	☐	☐	
Stub connection(s) for foul drainage	☒	☐	
Plumbing installations	☐	☒	
H&V installations	☐	☒	
Electrical installations	☐	☒	
Fire alarm installation	☐	☒	
Emergency lighting installation	☐	☒	
Intruder alarm installation	☐	☒	
CCTV installation	☐	☒	
Sprinkler installations	☐	☐	Where required. Tenant to connect to Landlord system.
Lightning protection	☒	☐	
Lift installation (except where indicated on Landlord's drawings)	☐	☒	
Screening of exposed plant/equipment	☒	☐	General plant area screening by Landlord.
Noise and vibration attenuation / control equipment	☐	☒	
Control of odour emissions	☐	☒	
Emergency Power (if applicable)	☐	☒	
Telecom cable entry	☒	☐	
Telecom BT Socket Outlet Distribution Point	☒	☐	
External Works:			
Estate & communal signage	☒	☐	
Communal service area	☒	☐	
General:			
Planning consent (shell)	☒	☐	
Planning consent (fit out)	☐	☒	
Advertisement consent (shell)	☒	☐	
Advertisement consent (fit out)	☐	☒	
Building Regulations approval (shell)	☒	☐	
Building Regulations approval (fit out)	☐	☒	