

## **INSIGHT COMMERCIAL PARK, WOOLCOCK STREET, TOWNSVILLE**

### **BUILDING TENANCY INCLUSIONS AND EXCLUSIONS**

#### **1. Electrical**

##### Inclusions :-

- 1 electrical distribution board;
- 1 telecommunications distribution frame;
- High bay lighting to warehouse area, surface batten fittings to underside of mezzanine, recessed lighting to ceiling within first floor mezzanine, recessed fittings to ceilings in toilet areas;
- Exit and emergency lighting to all areas;
- GPO's within kitchenette for a microwave, fridge and boiling water unit;
- 1 single phase GPO to warehouse area;
- 1 three phase GPO to warehouse area;
- Three phase outlets for roller shutter motors;
- 1 25 amp three phase outlet to roof of mezzanine for air conditioning.

##### Exclusions :-

- Electrical cabling from distribution board other than for outlets and lighting noted above;
- GPO's to warehouse area and mezzanine other than noted above;
- Data and communication cabling from distribution frame;
- Skirting duct;
- Electrical appliances other than boiling water unit and motors to roller shutters.

#### **2. Air Conditioning**

##### Inclusions :-

- Air conditioning including ducting and diffusers to first floor mezzanine area;
- Cassette style air conditioning unit to ground floor capable of air conditioning an area of 100m<sup>2</sup> beneath mezzanine.
- Mechanical ventilation to toilets.

#### **3. External Finishes**

##### Inclusions :-

- Concrete panel walls – paint finish;
- FC cladding to walls – paint finish;
- Roller shutters – electric operation - powdercoated finish;
- Aluminum framed windows – grey tint glass – powdercoated frames;
- Aluminium screens to windows – powdercoated finish;
- Aluminum and colorbond steel cladding to mezzanine walls,
- FC soffits to underside of mezzanine floors – powdercoated finish;
- Personnel doors – paint finish;
- External UPVC downpipes to concrete panel walls – paint finish;
- External stainless steel downpipes to mezzanine walls;
- Steel bollards to external sides of roller shutters – paint finish.
- Steel framed awnings to roller shutters – paint finish;

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Zincalume roof cladding;  
Colorbond eaves gutters.

#### 4. Internal Finishes

Inclusions :-

Concrete panel walls – unpainted finish;  
Concrete floor to ground floor of warehouse – plain concrete finish;  
FC cladding to mezzanine walls – paint finish;  
Aluminum framed windows – grey tint glass – powdercoated frames;  
FC soffits to underside of mezzanine floors – powdercoated finish;  
Personnel doors – paint finish;  
Insulated blanket to underside of roof sheeting;  
Ceilings to mezzanine – suspended grid ceiling with vinyl coated tiles;  
Internal walls to mezzanine – plasterboard – paint finish;  
Timber skirting to walls – paint finish;  
Particleboard flooring to mezzanine – no floor coverings;  
Steel stairs and balustrade with timber treads.

Exclusions :-

Floor coverings.

#### 5. Kitchenette

Inclusions :-

Joinery kitchenette unit with overhead cupboards – laminate finish;  
Sink with flick mixer tap set;  
Vinyl floor coverings to kitchenette area;  
Tiled splash back 600 high to kitchenette bench;  
Boiling water unit.

Exclusions :-

Fridge and microwave.

#### 6. Toilet

Inclusions:-

Villaboard walls – paint finish;  
Plasterboard ceiling – paint finish;  
Disabled WC with plastic cistern;  
Disabled basin with disabled tap set;  
Disabled grab rails;  
Disabled shelf to basin;  
Toilet roll holder;  
Mirror;  
Soap dispenser;  
Paper towel dispenser;  
Tiles to floor with 200mm high tiled skirting;  
Tiled splash back to basin.