

# FOREST GATE BUSINESS PARK

CHRISTCHURCH ROAD, RINGWOOD



## Design and Build Solutions by JAM Development

As an option, JAM Development is in a position to offer bespoke commercial buildings at Forest Gate Business Park, designed and built to suit occupiers specific requirements.

### Advantages include:

- Buildings from 930 sq m (10,000 sq ft) upwards
- Design and Planning costs funded by JAM
- Freehold tenure available (Leasehold considered)
- Standard specification can be varied to suit requirements
- New buildings constructed to high levels of energy efficiency and sustainability
- Standard warranties available on completion
- Fully supervised service
- Standard specification attached

**JAM is a joint venture between Morrish Builders and Jade-Aden Services Limited.**

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# Standard Specification For Provision Of New Buildings On A Design And Build Basis By JAM

## SPECIFICATION

- Low energy operating costs
- Electrical supply to meet required operating demand.
- Roof Cladding systems, double skin insulated to a U-value of 0.18W/m<sup>2</sup>k with approximately 10% roof lights.
- Wall Cladding Systems, double skin insulated to a U-value of 0.26W/m<sup>2</sup>k the entrance facing elevations to be architectural Micro-ribbed composite flat panel and others being profiled external panel.
- Roof and wall cladding generally to be fully air sealed, with matching gutters, trims and rain water pipes, complete with Tata steel 40 year coatings warranties.
- Standard Height to haunch
- Up to **20,000 sq ft gross internal** - 6 metres
- Over **20,000 sq ft gross internal** - 6+ metres

## Floor Loadings

- Industrial Areas **35 kN/m<sup>2</sup>**
- Office / Ancillary Areas **2.5 kN/m<sup>2</sup>**
- Insulated loading doors with manual and electrical opening options.
- Front entrance lobbies to architectural design, incorporating coloured glass, aluminium and stainless steel.
- Brick and Blockwork insulated cavity construction, with blockwork divisional walls between office and production/warehouse areas.
- Windows and entrance/personnel doors in powder coated aluminium.
- Office, showers, toilets reception and canteen areas can be constructed using solid block or partitioning systems, including demountable schemes for flexible design and all schemes including ceiling systems, giving a range of decorative and acoustic choice.
- Heating and cooling systems to office areas to comply with high efficiency standards and area zone controllability.
- Personnel lift if required by Local Council Authority Building Control Department.
- Floor finishings to offices as carpet tiles and anti-slip vinyl to toilet and shower areas.
- Lighting provided to all office areas and emergency lighting to all warehouse and production areas, together with fire/smoke detection systems.
- Gas and water supplies installed to buildings, sized to requirements, with BT/Data facilities for connection by occupier.
- Concrete aprons to loading doors and car park finished to Tarmac, with marked designated parking/loading areas.
- Bin and cycle storage areas.

## DIRECTIONS

**Leave Ringwood southwards on the Christchurch Road B3347. The former Wellworthy site can be seen on the left hand side just beyond the Police Station.**

Good communication links are available with easy access eastwards to the A31 for the M27 and M3 link to London and westwards for Bournemouth, Poole and the South West beyond.



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