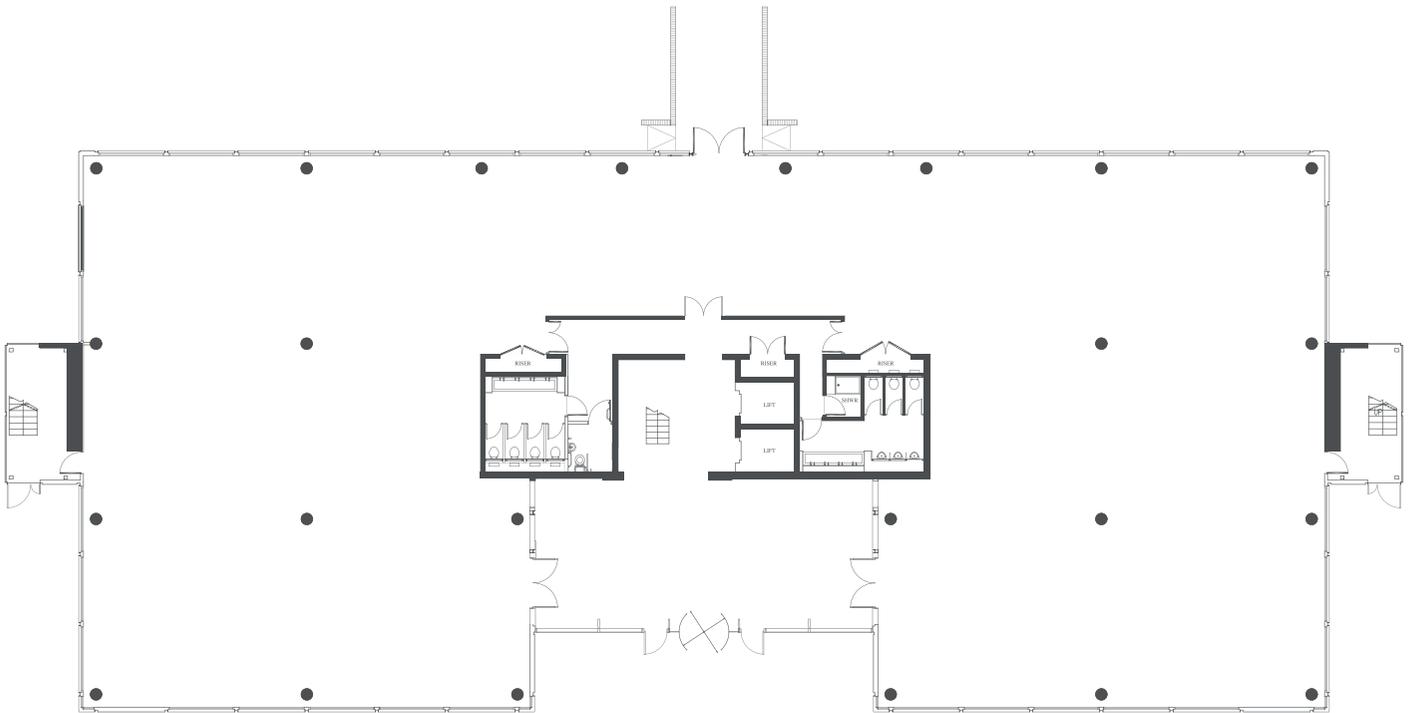


GROUND FLOOR



SCHEDULE OF AREAS

Building 2

Reception	sq ft	sq m
	1,510	140
Ground floor	10,543	1,001
First floor	UNDER OFFER	
Second floor	UNDER OFFER	
TOTAL	12,053	1,141

Car parking

Parking ratio	sq ft	spaces
	1:229	46



Specification

- + Triple height reception
- + New VRV heat recovery air conditioning system
- + New metal raised floors with 150mm underfloor void
- + Suspended metal tiled ceilings
- + Remodelled entrance area
- + 2.75 metre clear floor to ceiling height
- + LED panel lighting
- + 46 car parking spaces (1:229 sq ft)
- + Two 13-person passenger lifts
- + Male and female WCs on each floor
- + Shower facilities
- + EPC for the building is B36

FIRST FLOOR



SCHEDULE OF AREAS

Building 2

Reception	sq ft	sq m
	1,510	140
Ground floor		
	10,543	1,001
First floor	UNDER OFFER	
Second floor	UNDER OFFER	
TOTAL	12,053	1,141

Car parking

Parking ratio	sq ft	spaces
-	-	-



Specification

- + Triple height reception
- + New VRV heat recovery air conditioning system
- + New metal raised floors with 150mm underfloor void
- + Suspended metal tiled ceilings
- + Remodelled entrance area
- + 2.75 metre clear floor to ceiling height
- + LED panel lighting
- + 46 car parking spaces (1:229 sq ft)
- + Two 13-person passenger lifts
- + Male and female WCs on each floor
- + Shower facilities
- + EPC for the building is B36

SECOND FLOOR



SCHEDULE OF AREAS

Building 2

Reception	sq ft	sq m
	1,510	140
Ground floor		
	10,543	1,001
First floor		
	UNDER OFFER	
Second floor		
	UNDER OFFER	
TOTAL	12,053	1,141

Car parking

Parking ratio	sq ft	spaces
-	-	-



Specification

- + Triple height reception
- + New VRV heat recovery air conditioning system
- + New metal raised floors with 150mm underfloor void
- + Suspended metal tiled ceilings
- + Remodelled entrance area
- + 2.75 metre clear floor to ceiling height
- + LED panel lighting
- + 46 car parking spaces (1:229 sq ft)
- + Two 13-person passenger lifts
- + Male and female WCs on each floor
- + Shower facilities
- + EPC for the building is B36

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For further information or to arrange a viewing, please contact one of the joint letting agents. Terms upon application. Viewing strictly by appointment through the joint sole letting agents.



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