SUMMARY

- **Type**: Comfort cooled office
- **Floors**: 2 storey
- **Size**: 3,534 – 7,129 SQ FT
- **Car Parking**: 35 car spaces

**SPECIFICATION**

The building benefits from the following:

- Open plan floor plates
- New VRF comfort cooling system designed for occupancy at 1.8 sq m
- Mineral fibre suspended ceiling
- LED lighting
- In floor and perimeter trunking
- Door entry system
- Male and Female WC's

**ACCOMMODATION**

<table>
<thead>
<tr>
<th>IPMS 3</th>
<th>SQ FT</th>
<th>SQ M</th>
</tr>
</thead>
<tbody>
<tr>
<td>FIRST FLOOR</td>
<td>3,595</td>
<td>334</td>
</tr>
<tr>
<td>GROUND FLOOR</td>
<td>3,534</td>
<td>328</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>7,129</td>
<td>662</td>
</tr>
</tbody>
</table>

- **Car Parking**: 35
- **EPC**: B-41

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