

A FUSION OF SPACES

Large, flexible floorplates to make your own

Schedule of Areas*

Floor	Use	Sq Ft	Sq M
Third	Office		Let To IBO
Second	Office		Let To Roku
First	Office North	8,095	752
	Office South		Let To Roku
Ground	Office North	6,012	559
	Office South		Let To IBO
Total		14,917	1,386

* Subject to measurement in accordance with IPMS 3

Parking Schedule

Type	Undercroft	Outside	Total
Standard	35	38	73
Electric Vehicle	12	1	13
Accessible	4	4	8
Accessible EV	-	1	1
Total Spaces	51	44	95

Car Parking Ratio – 1:680 Sq Ft

Cycle Parking
98 designated spaces



Photograph taken in 2020



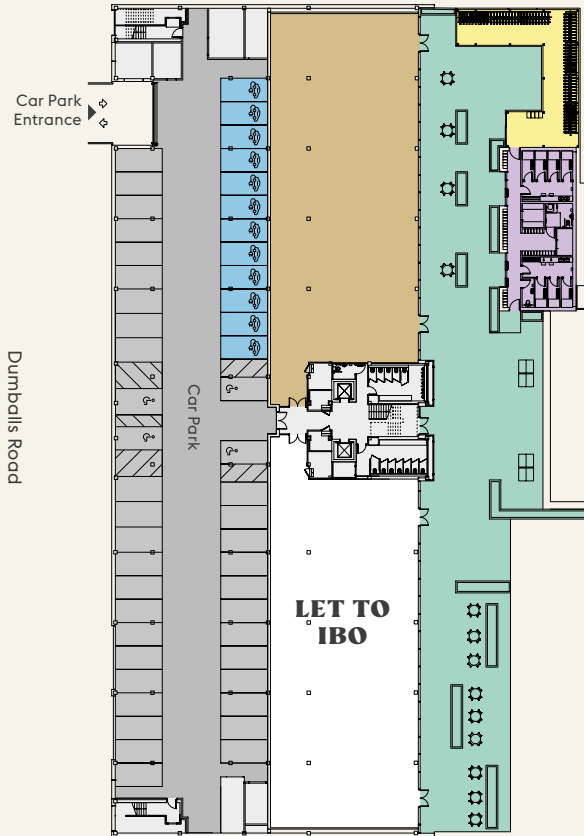
FLEXIBLE FLOORPLATES TO CREATE THE PERFECT WORKING ENVIRONMENT



Typical Office Floor CGI

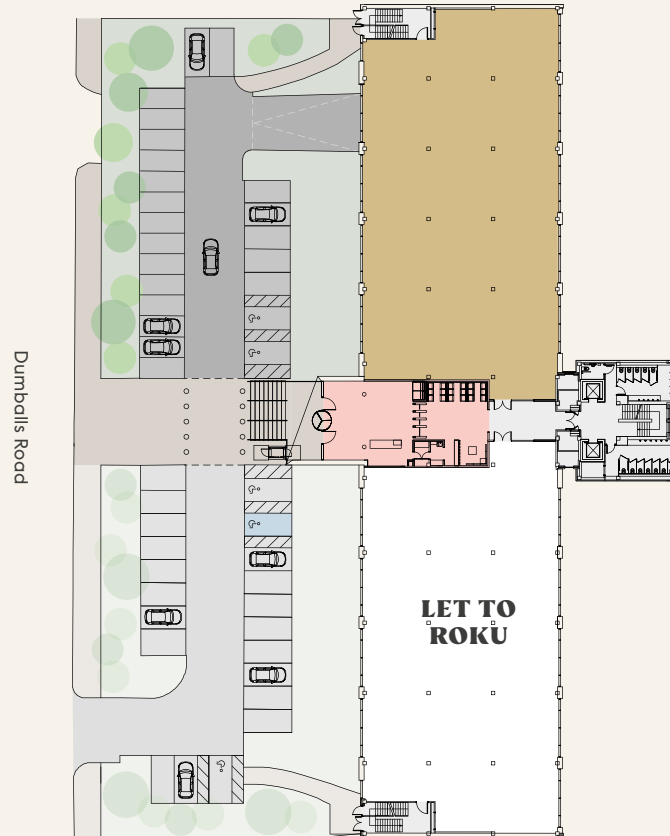
GROUND FLOOR

12,024 SQ FT (1,118 SQ M)



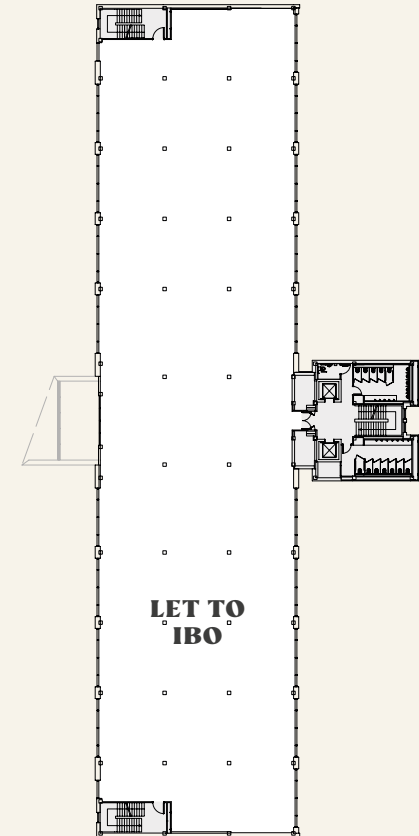
FIRST FLOOR NORTH

8,095 SQ FT (752 SQ M)



THIRD FLOOR

17,750 SQ FT (1,649 SQ M)



■ Floor ■ Reception ■ Cycle Store ■ Showers ■ Communal Area ■ Car Park ■ Electric Vehicle Car Spaces

For indicative purposes only. Not to scale.

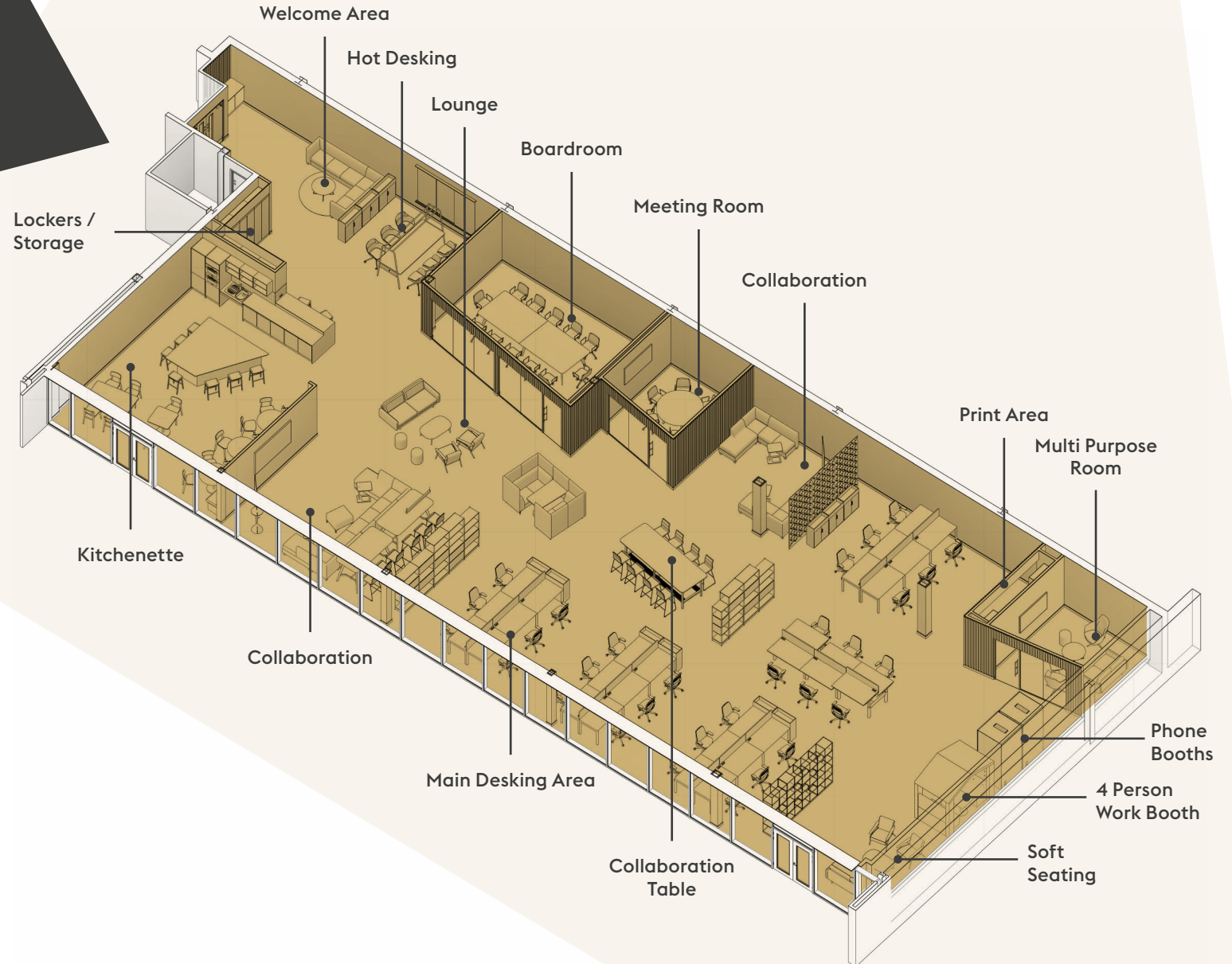
A FUSION OF ACCOMMODATION

Designed for maximum efficiency with an occupation density of 1:6 Sq M

A FUSION OF DESIGN

Our ground floor north office suite has been fitted out to offer CAT A+ space for those who want to hit the ground running

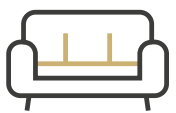
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CAT A+ FULLY FITTED WORKSPACE



12 PERSON BOARDROOM



LOUNGE AND SOFT SEATING AREAS



PHONE BOOTHS