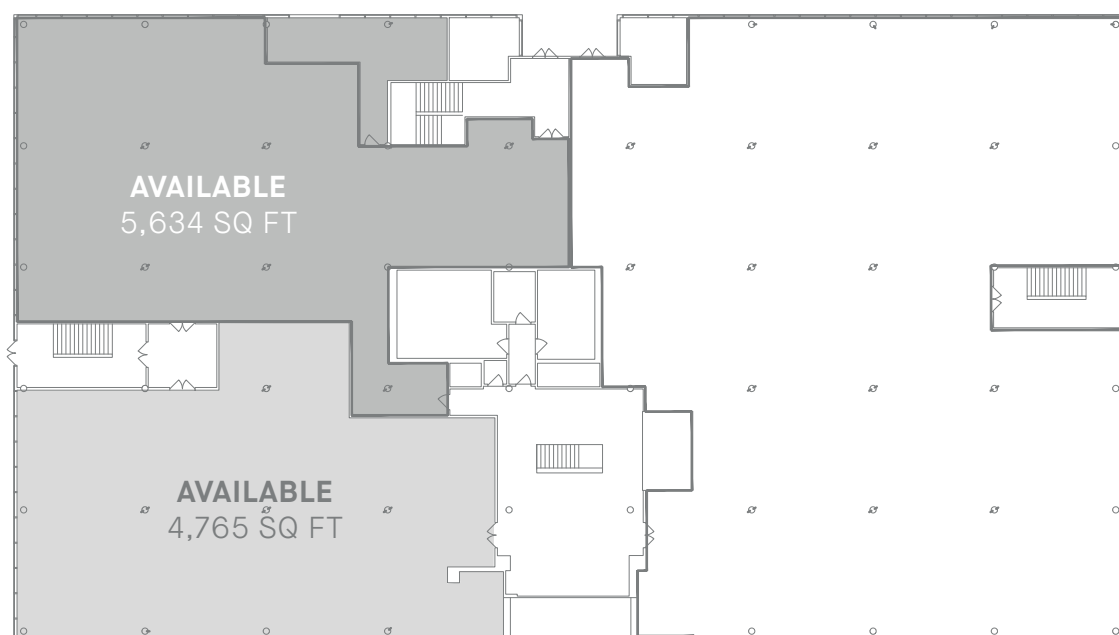


GROUND FLOOR



Rent: £19.50 per sq ft

Rateable Value: Tenants to confirm exact business rates by visiting the Valuation Office Agency website www.voa.gov.uk

Service Charge: £7.10 psf (post refurbishment)

EPC: TBC - expected to be 'A' following refurbishment

Parking Ratio: 1:200 sq ft

Legal Costs: Each party to be responsible for its own legal costs incurred in the transaction.

Terms: Available on effectively full repairing and insuring leases either as a whole or in separate suites. Consideration will be given to splitting floors to provide smaller suites, subject to lease terms and covenant.

FIRST FLOOR



SECOND FLOOR

