

## Summer 2024 Availability

Office Suite	Floor	Floor Area approx. IPMS3 sq ft	Rates Payable	Service Charge p.a	Rent p.a.x
<b>Building 1000</b>					
002 Central	Ground	3,000			
102 West	First	5,991	£60,416	£64,643	<b>£149,775</b>
102A West	First	4,978	£50,176	£53,713	<b>£124,450</b>
<b>Subtotal 102-102A</b>	<b>First</b>	<b>10,969</b>	<b>£111,129</b>	<b>£118,356</b>	<b>£274,225</b>
203 Central	Second	2,109	£19,200	£22,060	<b>£52,725</b>
204 Central	Second	6,025	£48,640	£65,010	<b>£150,625</b>
204 West	Second	3,089	£15,872	£33,330	<b>£77,225</b>
217 Central	Second	1,739	£16,384	£18,764	<b>£43,475</b>
303 West	Third	7,813	£74,240	£84,302	<b>£195,325</b>
303 Central (fully fitted)	Third	23,650	£203,385	£255,183	<b>£709,500</b>
<b>303 West &amp; 303 Central can be combined</b>	<b>Third</b>	<b>31,463</b>	<b>c.£298,890</b>	<b>c.£338,228</b>	<b>£904,825</b>
<b>Building 2000</b>					
		<b>19,362 sf combined</b>			
Second Floor - Suite B East	Second	4,334	£35,235	£51,791	<b>£108,350</b>
Second Floor - Suite B West	Second	3,727	£30,301	£44,538	<b>£93,175</b>
Third Floor	Top	11,301	£96,256	£135,047	<b>£282,525</b>
<b>Building 4000</b>					
HM suite	Ground	378	£3,561 *	£4,000	<b>£12,000</b>
<b>Building 5000</b>					
First Floor pt West	First	15,235	£121,668	£182,058.25	<b>£380,875</b>

**\*\*Call to enquire about our Move in Rent Incentives\*\***

**For further information or to arrange to view please contact the Agency team :**

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- Business Rates: Are estimates and you are advised to make your own enquiries with the local authority or valuation office [www.voa.gov.uk](http://www.voa.gov.uk) before signing a lease. \*small business rates relief may apply .

- Rents quoted are subject to contract.
- Service Charge includes utility costs **2024**
- Car spaces calculated at 1 space per 280 sq ft.

