

OFFICES TO LET



TRILOGY
one

Flexible office space available from
up to 24,400 sq ft



MODERN OFFICE SPACE AVAILABLE UP TO 24,400 SQ FT

- VRF Air Conditioning
- 3 metre clear floor to ceiling height
- 150mm raised access floors
- Suspended acoustic tiled ceilings
- Full disabled access and disabled toilets on each level
- Male and female toilets with shower facilities
- Capable of sub-division
- Car parking ratio 1:220 sq ft
- Additional car parking can be provided increasing the ratio to 1:160 sq ft

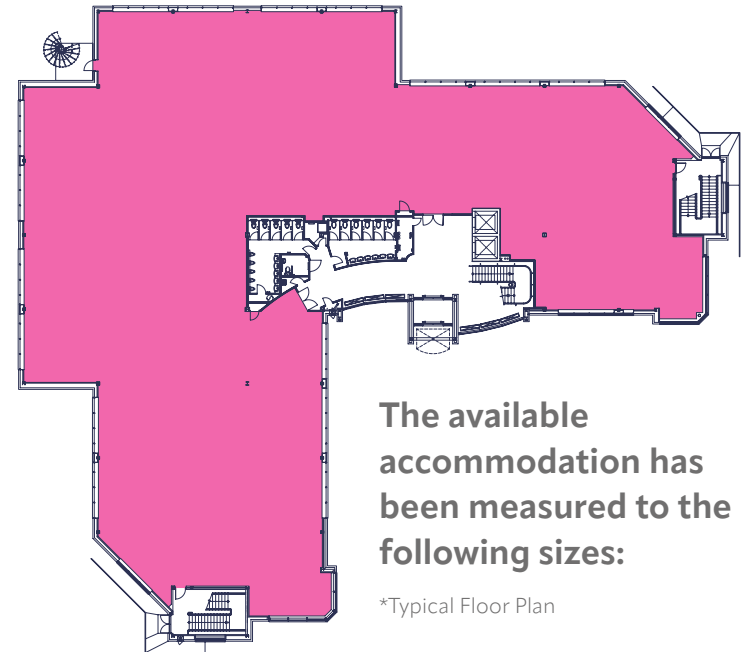




DESCRIPTION & ACCOMMODATION

Trilogy One offers occupiers a range of available sizes ready for immediate occupation. Boasting a mix of open plan and suites with high quality fit out.

The business park is current home to a number of occupiers, most notably Baker Hicks, Morgan Sindall and Aggregate Industries.



The available accommodation has been measured to the following sizes:

*Typical Floor Plan

Floor	Area Sq Ft	Area Sq M
First Floor (part)	2,895 sq ft	269 sq m
Ground Floor	15,100 sq ft	1,403 sq m
Total	24,400 sq ft	2,267 sq m

Ground floor is capable of sub-division to suit occupier requirement.





LEASE TERMS

The subjects are available on Full Repairing and Insuring lease terms. Attractive packages are available subject to lease term and covenant terms, to be agreed.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

EPC

The property has an EPC of A (11)

VAT

VAT will be payable on rent.

VIEWINGS & FURTHER INFORMATION

Strictly by appointment via the joint letting agents.

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G·M·BROWN

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CBRE

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