



TRILOGY

three

Flexible office space available from
3,460 – 19,018 sq ft



TO LET

SELF CONTAINED OFFICES

3,460 – 19,018 SQ FT



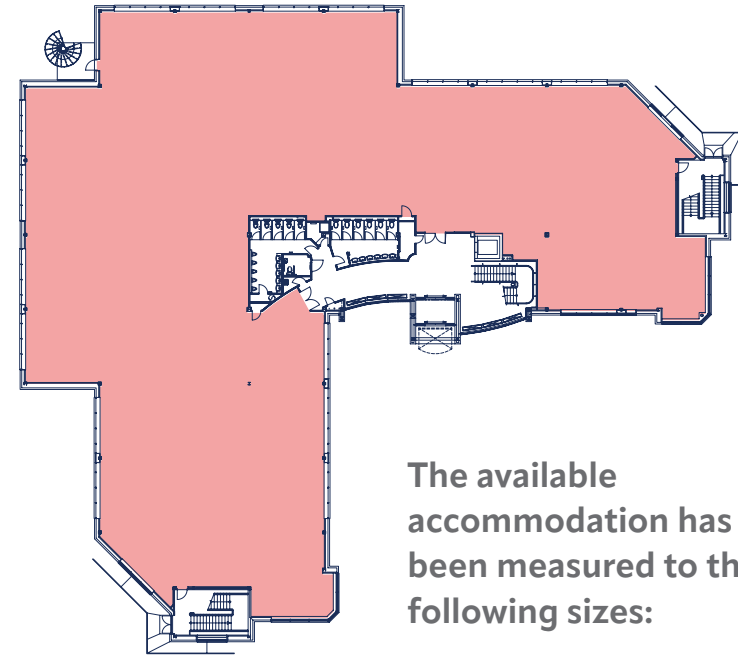
- VRF Air Conditioning
- 3 metre clear floor to ceiling height
- 150mm raised access floors
- Suspended acoustic tiled ceilings
- Full disabled access and disabled toilets on each level
- Male and female toilets with shower facilities
- Car parking ratio 1:220 sq ft
- Additional car parking can be provided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



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DESCRIPTION & ACCOMMODATION

Trilogy Three offers high levels of car parking at a ratio of 1:220 sq ft.



The available accommodation has been measured to the following sizes:

Floor	Area Sq M	Area Sq Ft
First Floor	321.4 sq m	3,460 sq ft
Ground Floor	1445.3 sq m	15,558 sq ft
Total	1766.8 sq m	19,018 sq ft



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LEASE TERMS

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

LEGAL COSTS

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

EPC

The property has an EPC of A.

VAT

VAT will be payable on rent.

VIEWINGS & FURTHER INFORMATION

Strictly by appointment via the joint letting agents.

G M Brown

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G · M · BROWN

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CBRE



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