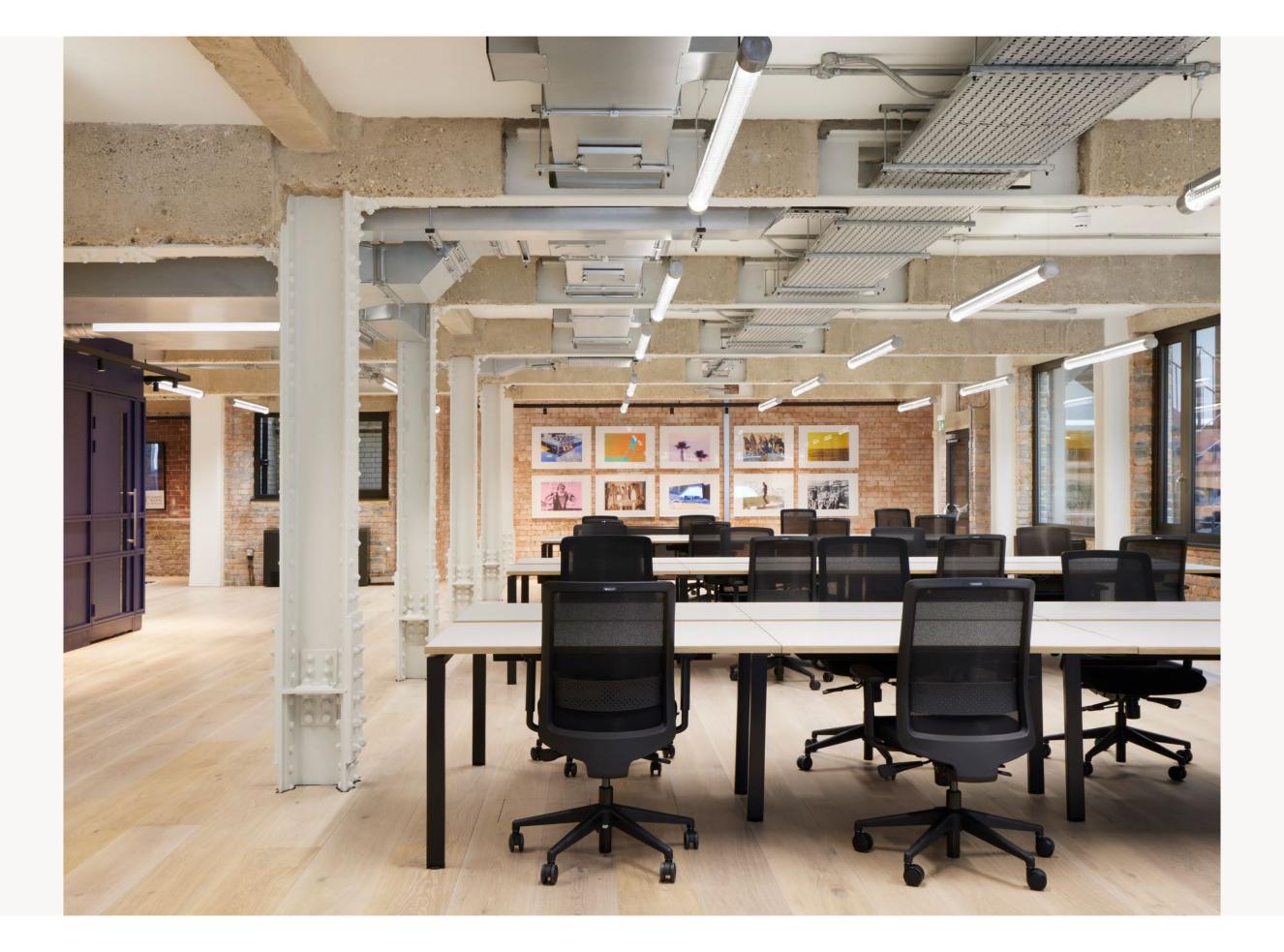


SPECIFICATION

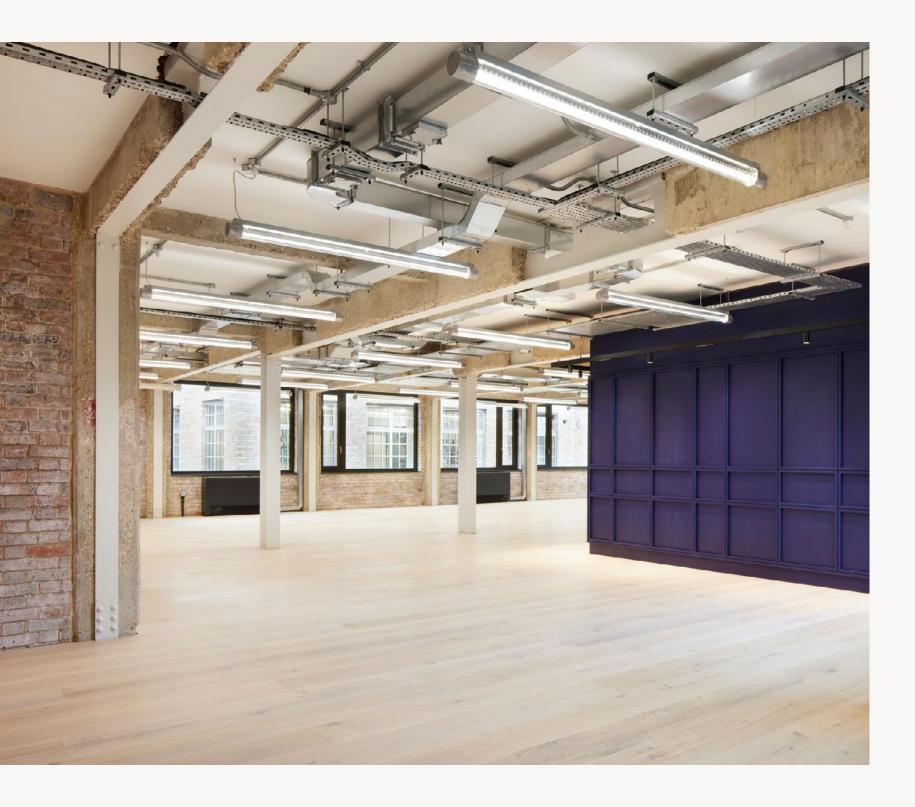
- Former postal depot, designed by BGY Architects
- Comprehensive refurbishment including a new facade plus 2 new build floors at levels 4 and 5
- Terraces on the 4th and 5th floors
- DDA compliant
- Original exposed concrete features
- Openable windows

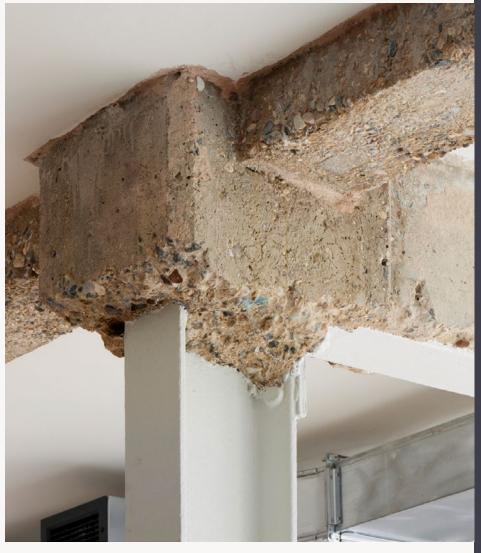
- VRF air conditioning
- Raised accessible solid wood floor
- 12 bike racks, 3 showers and lockers
- Demised WCs
- 1 passenger lift
- Demised teapoint on the 5th floor
- EPC A
- All electric, renewable energy supplier







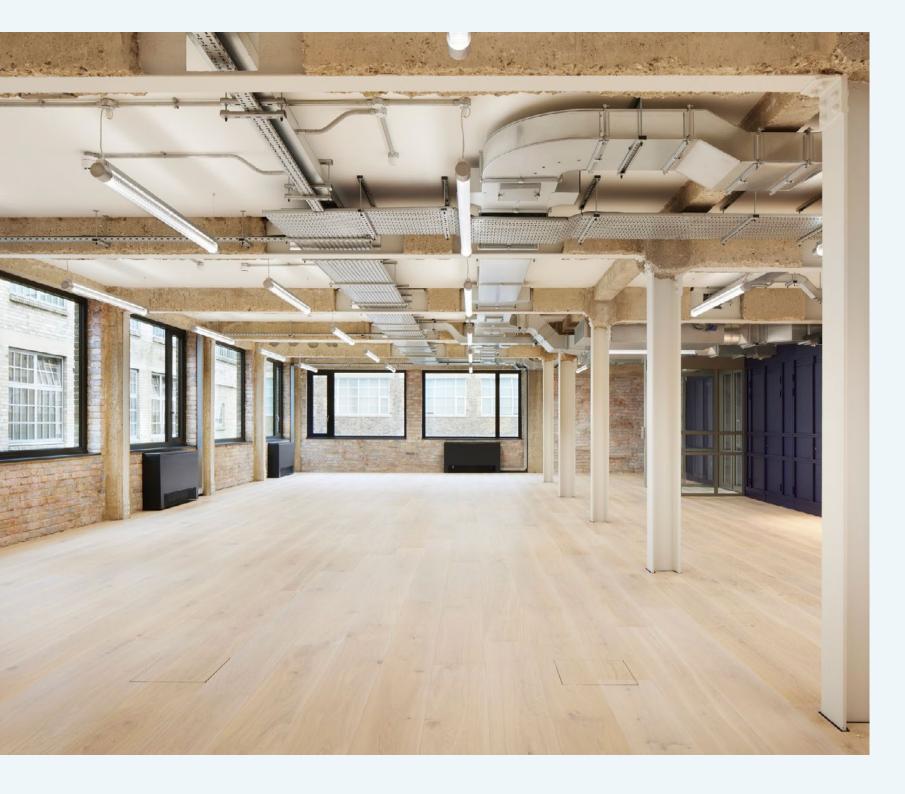












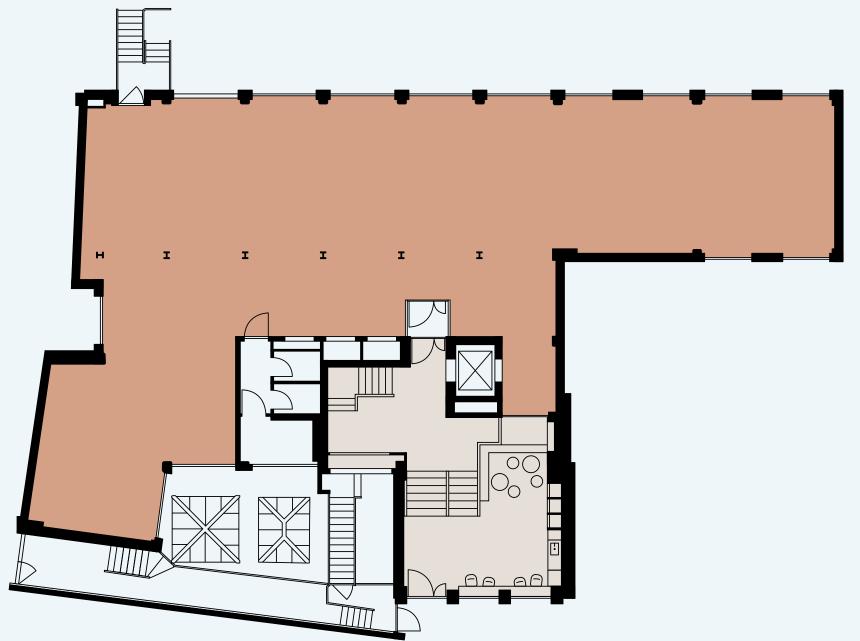
SCHEDULE OF AREAS

FIFTH	508 sq ft	47 sq m
TERRACE	662 sq ft	62 sq m
FOURTH TERRACE - NORTH		217 sq m 12 sq m 12 sq m
THIRD	2,742 sq ft	255 sq m
SECOND	2,737 sq ft	254 sq m
FIRST	2,738 sq ft	254 sq m
GROUND RECEPTION	3,005 sq ft 619 sq ft	279 sq m 58 sq m
TOTAL	15,607 sq ft	1,450 sq m

GROUND

3,005 sq ft (279 sq m)

RECEPTION 619 sq ft (58 sq m)







Not to scale. For indicative purposes only.

FIRST

2,738 sq ft (254 sq m)

DESKS: 24

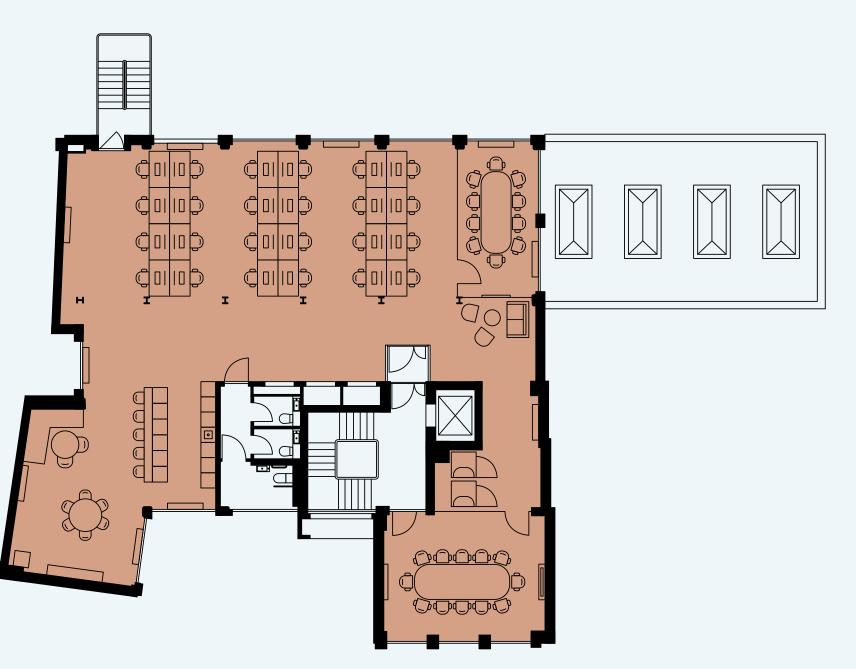
TEAPOINT: 1

MEETING ROOMS: 2

PHONE BOOTHS: 2

BREAKOUT SPACE: 2

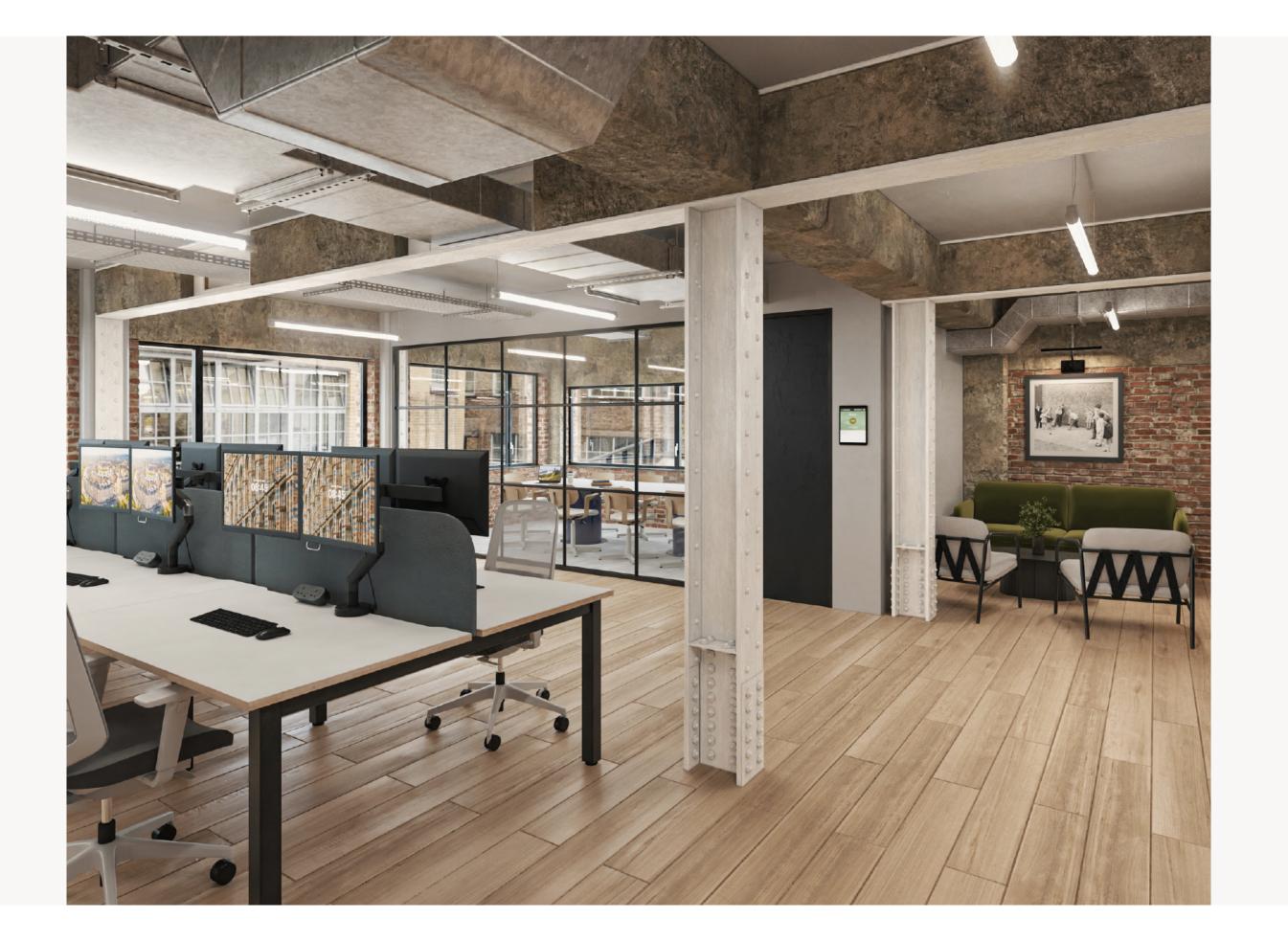
OCCUPANCY RATIO: 1: 10 SQ M







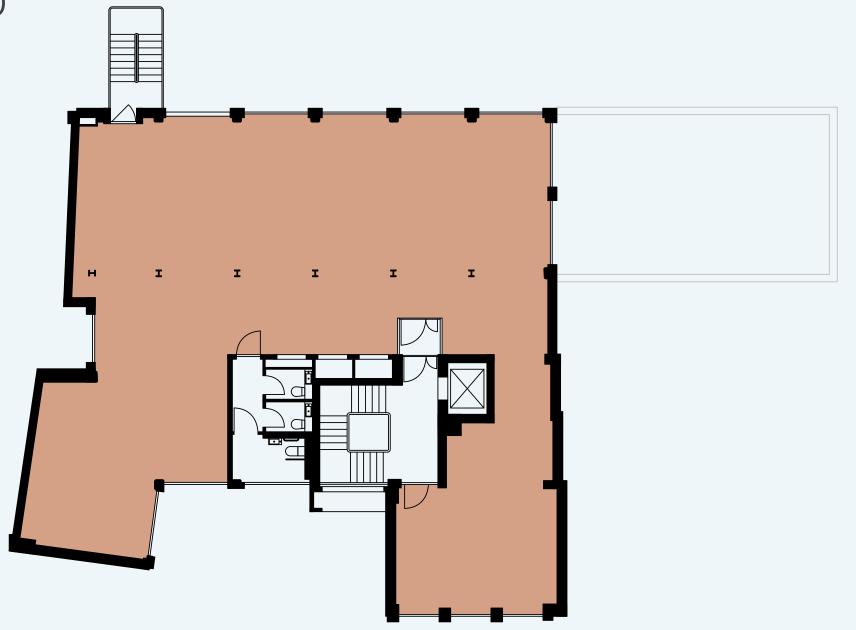
ication





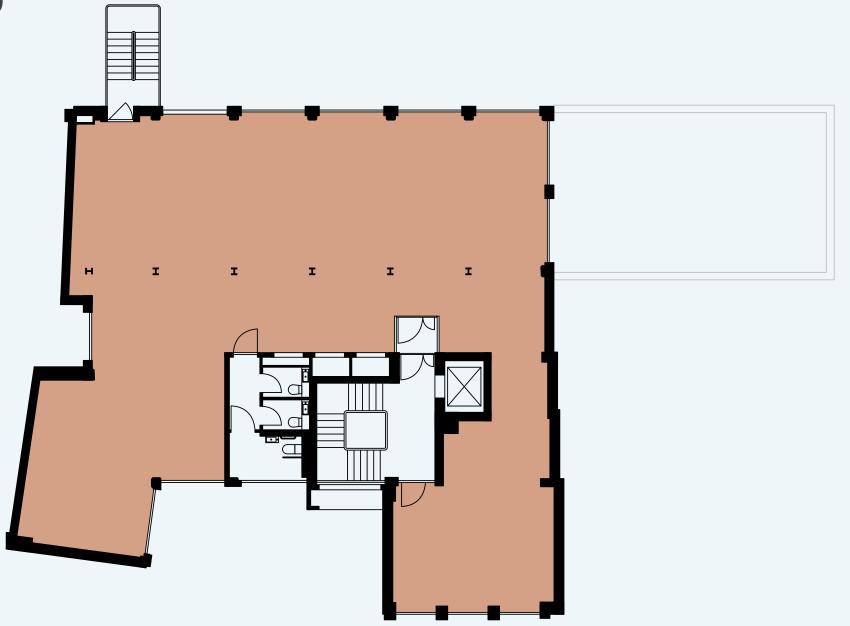
SECOND

2,737 sq ft (254 sq m)



THIRD

2,742 sq ft (255 sq m)

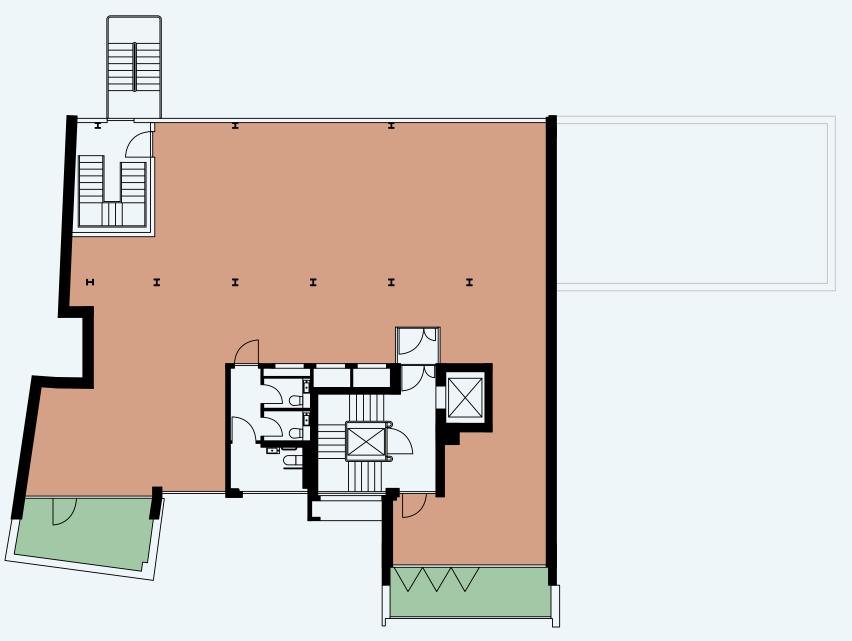


FOURTH

2,337 sq ft (217 sq m)

TERRACE - NORTH 127 sq ft (12 sq m)

TERRACE - SOUTH 132 sq ft (12 sq m)



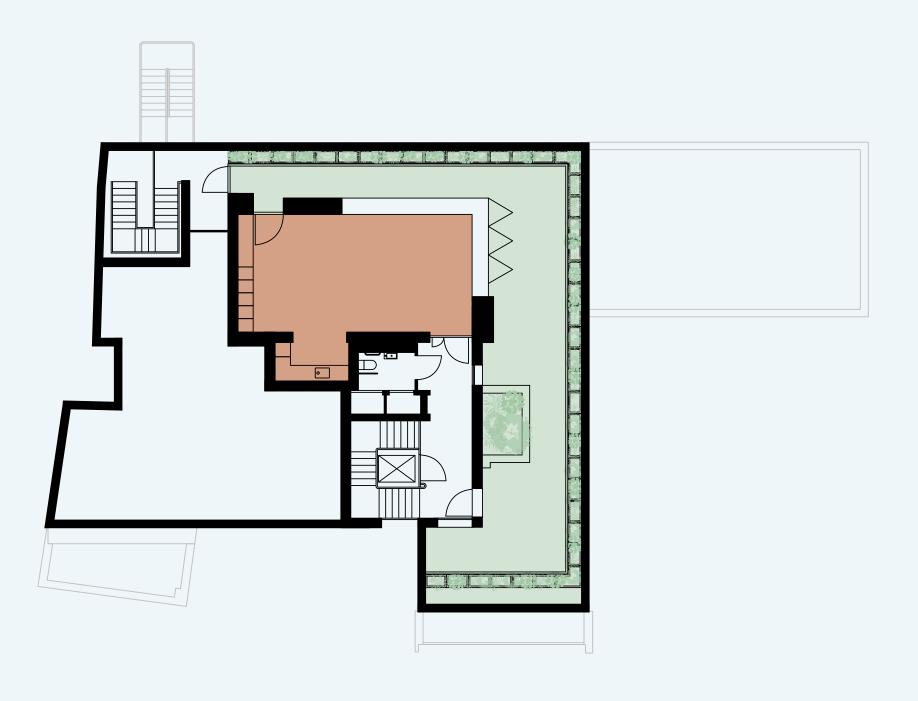




FIFTH

508 sq ft (47 sq m)

TERRACE 662 sq ft (62 sq m)











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