



UNIT 8.1 BRIGHTON WORKS 7,298 ft² (678 m²)

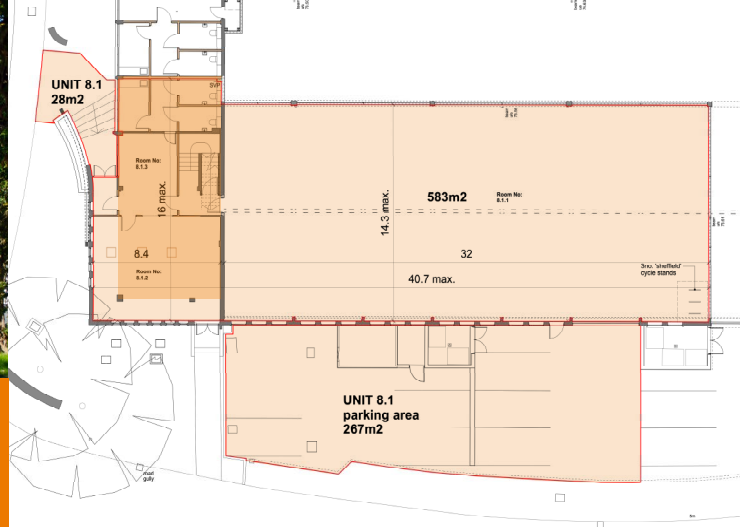
LET

OFFICE

- 2 non-disabled size toilets, 1 fitted as disabled toilet with alarm
- Kitchenette, sink and drainer, swan neck tap, Howdens Fairford Dove Grey wall and base units
- Double glazed uPVC windows
- Oak veneer doors
- 600 x 600 LED light panels, emergency lighting, illuminated fire exit signs
- Gas fired combination boiler providing central heating via thermostatically controlled radiators and hot water
- Small power via perimeter trunking
- Perimeter trunking for CAT 5 cabling
- Painted plastered walls (white)
- Fibre broadband (speed to be determined by provider)
- National Carpets Select 100% polypropylene contract quality loop pile carpet tiles (grey) to offices and Polysafe sheet vinyl safety flooring to toilets and kitchenette
- FP200 fire alarm panel with 3 alarms and 1 call point. Detection and alarm covering office area only

UNIT 8.1 MEASUREMENTS

| | |
|-------------------------------------|--------------------|
| Ground Floor GIA | 583 m ² |
| First Floor GIA | 95 m ² |
| Roller Shutter Door Height | 3.56 m |
| Clear Eaves Minimum Internal Height | 3.90 m |
| External Demised Yard/Loading Area | 295 m ² |



WAREHOUSE

- New 115mm insulated Kingspan composite roof with roof lights
- Single glazed windows (frosted)
- 200 watts high bay LED Lighting
- New electric roller shutter door
- Internal walls and frame painted white
- Existing floor refurbished with sealed resin covering (light grey)
- Tails for power from consumer unit (to be fitted by tenant if required)
- Tails for fire alarm and detection from fire panel (required to be fitted by tenant)
- Gas for heating (to be fitted by tenant if required)
- Concrete yard
- LED light over exterior of roller shutter door
- Secure bin store for 1100 litre wheelee bins

TERMS

Flexible lease terms available – terms on request

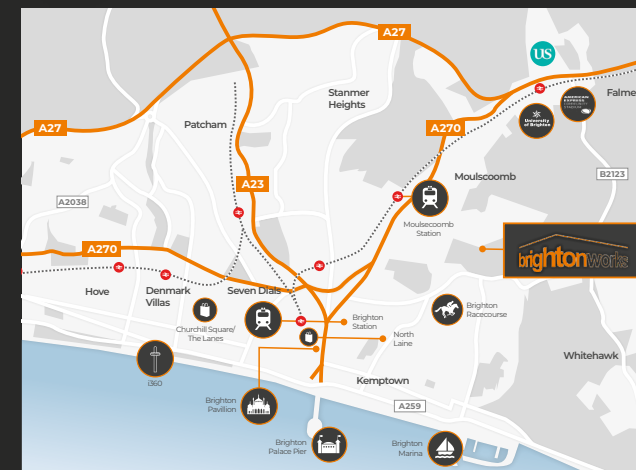
EPCs

Reports available on request



brightonworks

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