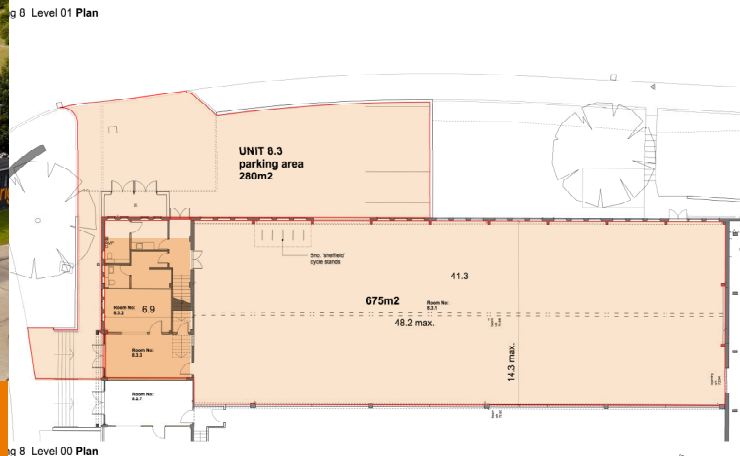




UNIT 8.3 BRIGHTON WORKS

8,030 ft² (746 m²)



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 8.3 MEASUREMENTS

Ground Floor GIA	675 m ²
First Floor GIA	71 m ²
Roller Shutter Door Height	3.56 m
Clear Eaves Minimum Internal Height	3.97m
External Demised Yard/Loading Area	280 m ²

WAREHOUSE

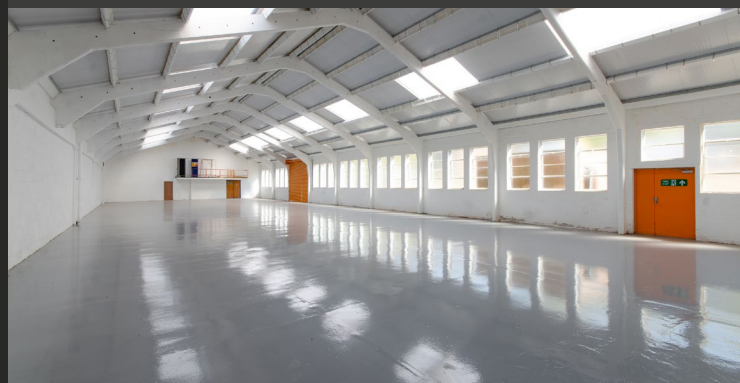
- New 115mm insulated Kingspan composite roof with roof lights
- Single glazed windows (frosted)
- 200 watts high bay LED Lighting
- New electric roller shutter door
- Internal walls and frame painted white
- Existing floor refurbished with sealed resin covering (light grey)
- Tails for power from consumer 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



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