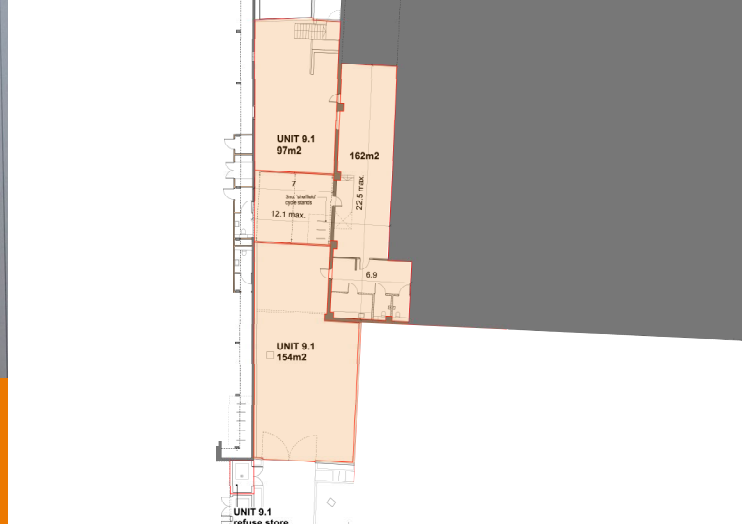




UNIT 9.1 BRIGHTON WORKS

1,744 ft² (162 m²)



VIEW VIDEO ▶

OFFICE

- 1 non-disabled toilet with alarm
- Kitchenette, sink and drainer, swan neck tap
- Double glazed uPVC windows
- 600 x 600 LED light panels, emergency lighting, illuminated fire exit signs
- Electric panel heaters
- 13 amp power via perimeter trunking
- Perimeter trunking for CAT 5 cabling
- Painted plastered walls (white)
- Fibre broadband (speed to be determined by provider)
- Contract quality loop pile carpet tiles (grey) to offices and Polysafe sheet vinyl safety flooring to toilets and kitchenette

STORES

- New electric roller shutter door
- Gas for heating (to be fitted by tenant if required)
- Concrete yard front and rear both secure with galvanised palisade fence
- LED light over exterior of roller shutter door
- Secure bin store for 1100 litre wheelie bins

TERMS

Flexible lease terms available – terms on request

EPCs

Reports available on request

UNIT 9.1 MEASUREMENTS

Ground Floor GIA	162 m ²
First Floor GIA	N/A
Roller Shutter Door sHeight	2 x 3.10 m
Clear Eaves Minimum Internal Height	2.38 m
External Demised Yard/Loading Area	251 m ²



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