

# FLOOR PLAN

## PART LEVEL 11 (NORTH)

### AVAILABLE

13,153 sq ft (1,222 sq m)

Rent: POA

Business Rates (payable): £25.75 per sq ft p.a.

Service Charge: £16.88 per sq ft p.a.

Energy Performance Certificate (EPC): B

### EXISTING FIT-OUT

Flexible open plan layout

122 desks

3 meeting rooms

Reception

Large kitchen and breakout

2 winter gardens

Total occupancy:

122 based on existing layout



### KEY

- Open plan office space
- Meeting rooms
- Winter gardens
- Kitchen & breakout area
- Reception
- Let to Dods Group