

## LEASE TERM

Available by way of a new lease directly from the Landlord.

## DESCRIPTION

This newly refurbished, media style office unit is located on the third floor of Perseverance Works. The space benefits from large windows, high ceilings and timber flooring all of which provide excellent natural light and a clean finish.

Included within the open plan unit is a newly fitted kitchenette, demised shower and toilets, a brand new split system air-conditioning unit, goods and passenger lift and the use of bike racks and car parking (by separate arrangement).

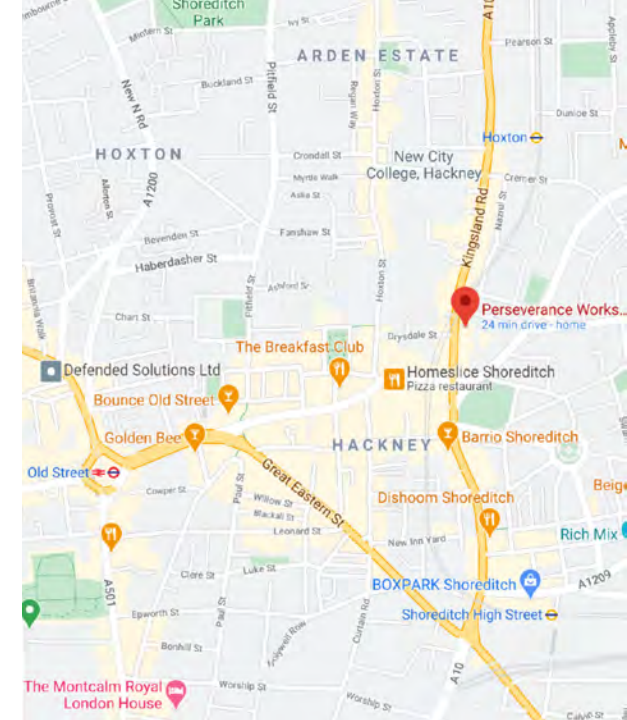
## AMENITIES

- Excellent Natural Light
- Split system air-conditioning unit
- Large Sash Windows
- Wooden Flooring
- Concealed Kitchenette
- Demised Toilets
- Shower
- Built in Meeting Room
- Ultrafast Fibre Internet
- Great floor to ceiling height
- Passenger Lift
- Daily Car Parking Available
- Bike racks
- EPC - C (72)



## AVAILABILITY

| FLOOR: | AREA (SQ FT) | RENT (PER SQ FT) | BUSINESS RATES (PER SQ FT) | SERVICE CHARGE (PER SQ FT) | TOTAL COST (PER ANNUM) | STATUS    |
|--------|--------------|------------------|----------------------------|----------------------------|------------------------|-----------|
| 3rd    | 1,523        | £42.50           | £14.95                     | £3.83                      | £93,329                | Available |



## CONTACT

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