



BUILDING 2020

Up to 10,109 sq ft of converted, ground floor, fully fitted laboratory and write up space across four suites.



SPECIFICATION



Open plan laboratories



6 air changes per hour (minimum)



Mix of fixed (perimeter) and mobile (peninsular) benching



Temperature range from 20C +/- 2C



Lab sink with taps and drainer



Ducting for fume cupboards



Power and data run in dado trunking above and below laboratory benching



Piped gases (Nitrogen, Oxygen and Compressed Air) provided from a central gas store



Separate lab water system



Open plan office / write up areas with meeting rooms delivered to an enhanced Cat A specification

Shared facilities include:

- New kitchenette/tea point to be provided in the main reception.
- Bike storage.
- Electric car charging points.
- WCs and showers.
- Segregated external waste storage.



INDICATIVE FIT OUT

Fully-fitted laboratory, write-up
and office space



Indicative lab space



Indicative office / write-up space



Communal kitchen zone



Indicative office / write-up space

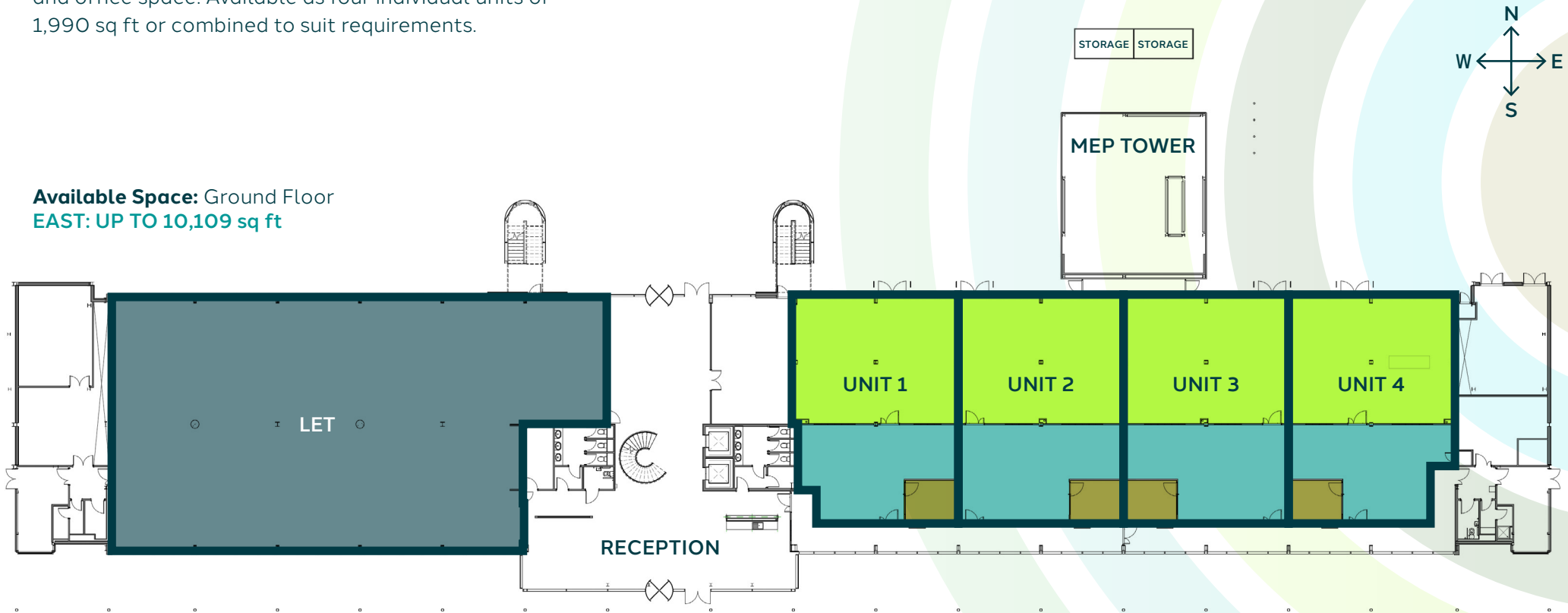


Indicative lab space

FLOOR PLAN

Up to 10,109 sq ft of fully-fitted laboratory, write-up and office space. Available as four individual units of 1,990 sq ft or combined to suit requirements.

Available Space: Ground Floor
EAST: UP TO 10,109 sq ft



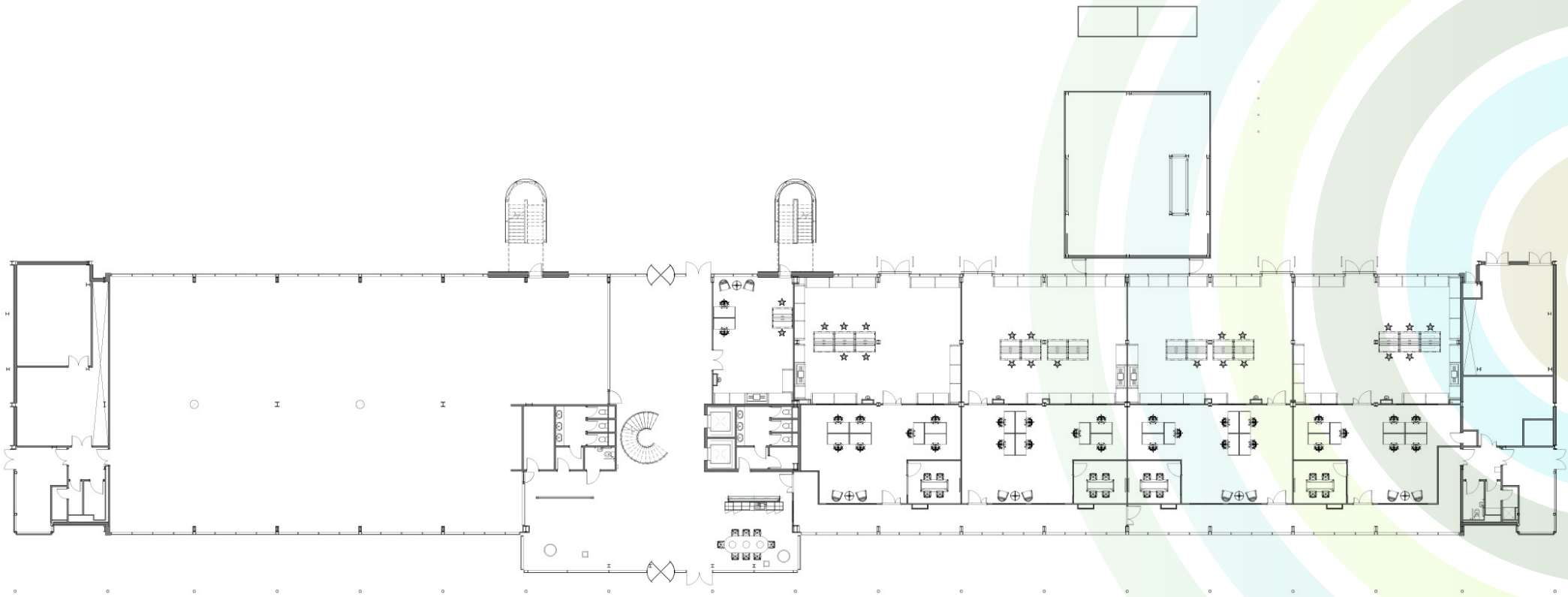
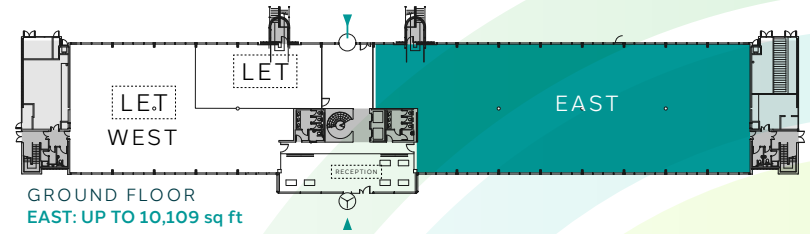
- Laboratory
- Write-up Space
- Meeting Room

TERMS: The property is available to let on effectively full repairing and insuring lease terms direct with the landlord. Please contact the letting agents for further details.

EPC: The Energy Performance Assessment rating: Building 2020 D-84.

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PROPOSED LABORATORY FIT OUT PLAN



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FURTHER INFORMATION

TERMS

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EPC

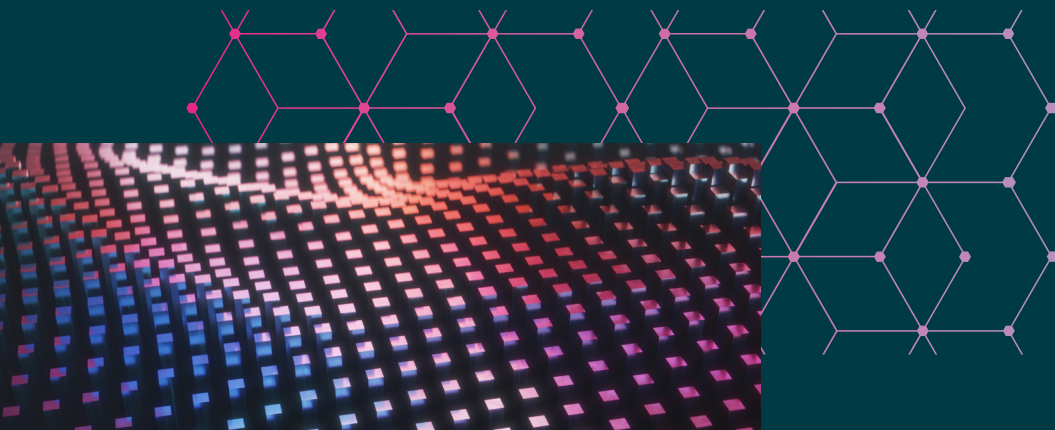
The Energy Performance Assessment rating:
 Building 2020 D-84.
 Building 2030 C-60.
 Building 1020 C-63.
 Please contact the letting agent for a copy.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT.



CONTACTS

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