

Small suites, **big ideas**

THE COURTYARD

255 ST VINCENT ST



S R E
COMPLETE

Fully fitted suites from: **772 sq. ft. to 1,521 sq. ft.**



indicative image



Property specification



Energy efficient LED lighting



New VRF electric air conditioning



Full raised access floor



EPC – A



100% renewable electricity



IT live



Equality Act compliant



Outstanding tenant lounge with kitchen



Bookable meeting space



24 hour access



Exposed feature ceiling



Refurbished toilet facilities

Inclusive rental



Rental



Service charge



Building insurance



Electricity



Furniture

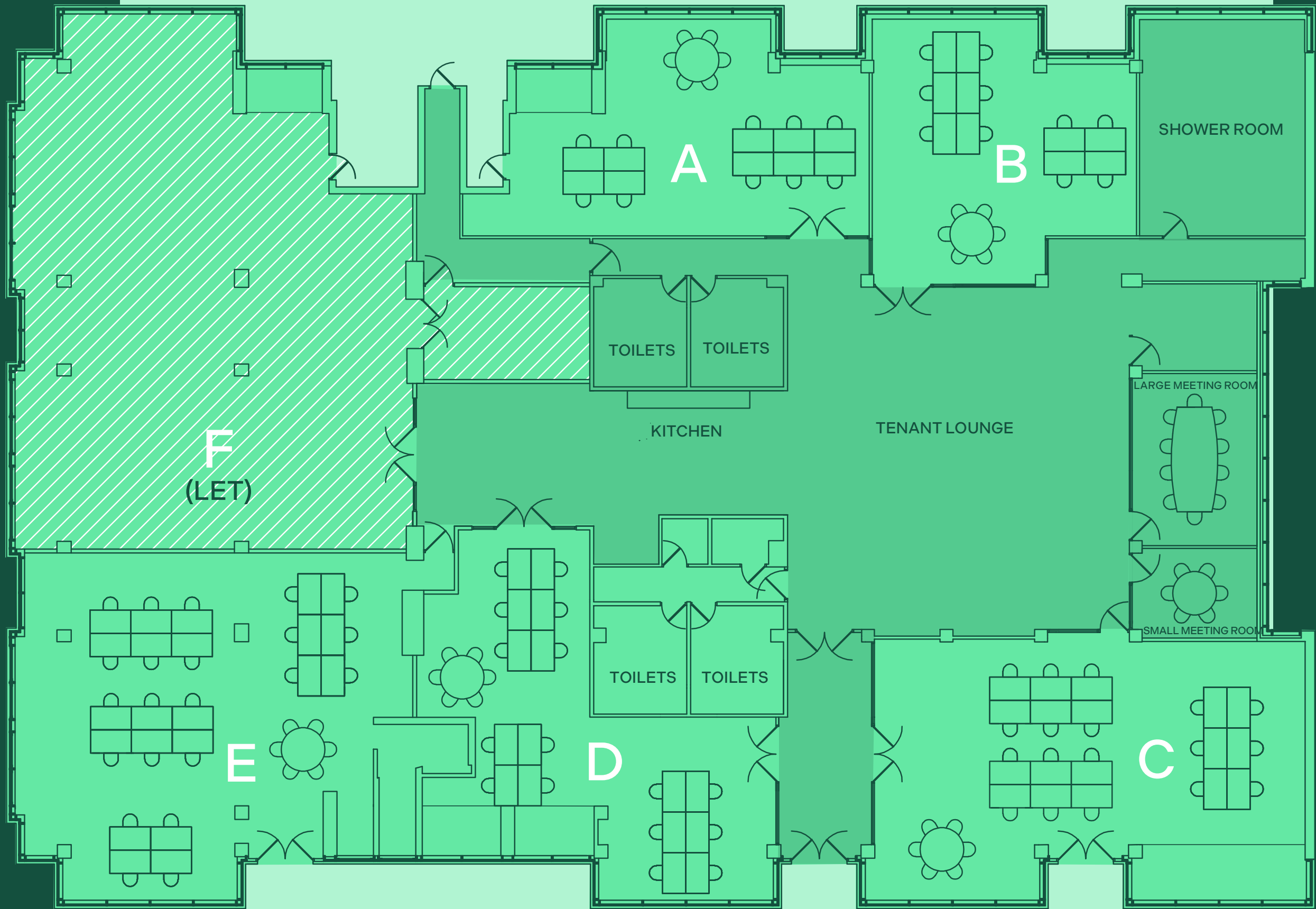


Use of common break out and kitchen facilities



Dilapidations (fair wear and tear)

Additional cost: business rates, water rates, IT



Suite A	772 sq ft	10-12 desks
Suite B	774 sq ft	10-12 desks
Suite C	1,252 sq ft	18-24 desks
Suite D	976 sq ft	16 desks
Suite E	1,521 sq ft	22-26 desks

Location

Cafes & Restaurants

Gyms

Hotels



Train Stations



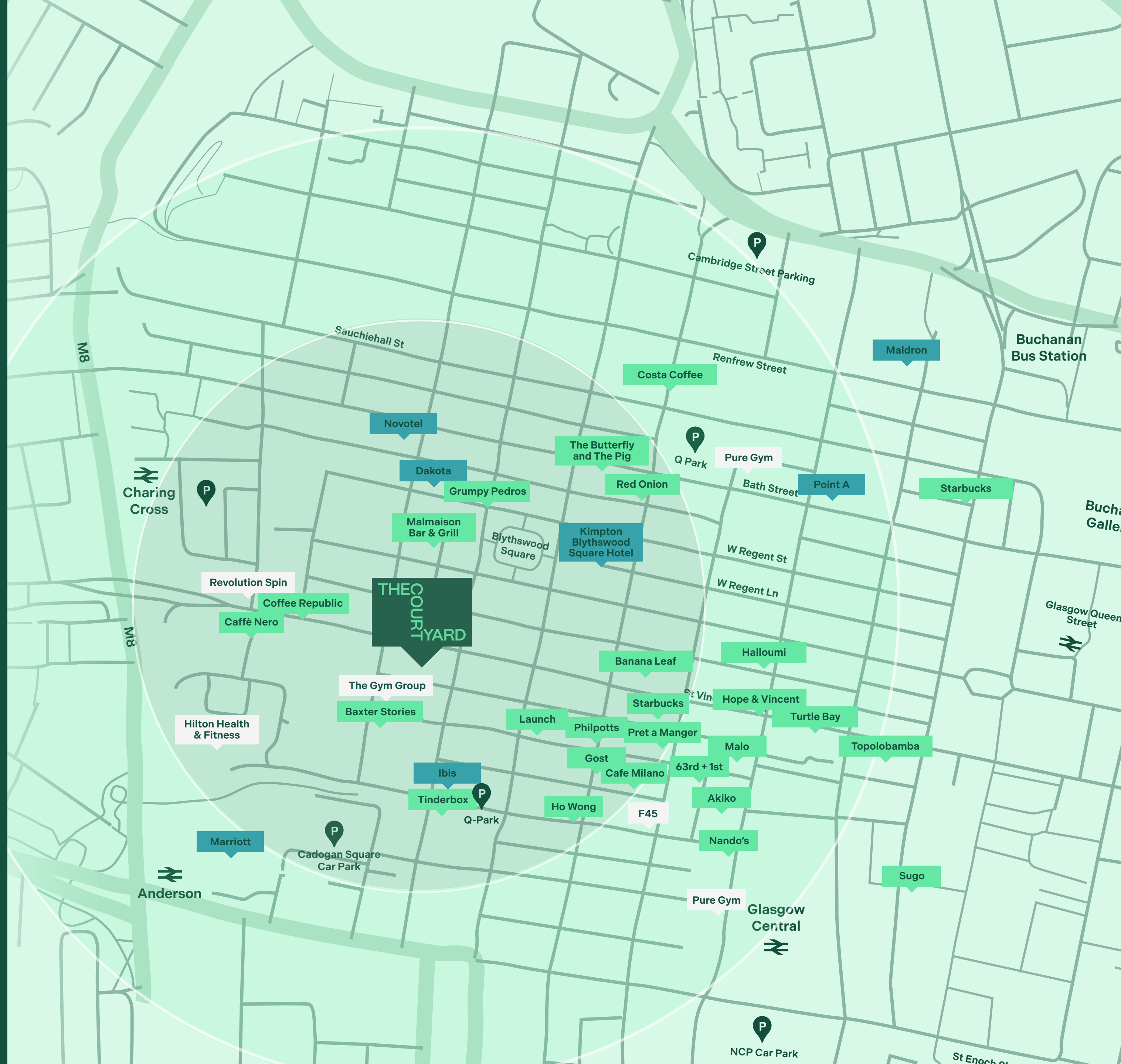
Parking



5 minute walk



10 minute walk



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