

## Annex – Indicative Sub-Division Opportunity

The building offers excellent potential to be configured as a high-quality, business-centre style office environment, providing a range of flexible, self-contained office suites. The indicative schedule below demonstrates how the existing accommodation could be sub-divided to suit small and medium-sized occupiers, with layouts delivered on a demand-led basis.

### Indicative Office Schedule (Subject to Reconfiguration)

Floor	Suite	Area (sq ft)	Indicative Occupancy
Ground	Meeting 01	206	4
Ground	Meeting 02	155	4
Ground	Office 01	344	8
Ground	Office 02	567	13
Ground	Office 03	432	10
Ground	Office 04	268	6
Ground	Office 05	412	10
First	Office 01	630	14
First	Office 02	531	12
First	Office 02 – Meeting	171	6
First	Office 03	272	6
First	Office 04	442	10
First	Office 05	210	4
First	Office 06	420	8

Key Benefits: Flexible suite sizes • Strong natural light • Excellent parking provision • Potential for shared reception and meeting facilities • Adaptable lease terms. *Note: Areas and layouts are indicative only and subject to detailed design, statutory consents and final agreement.*