

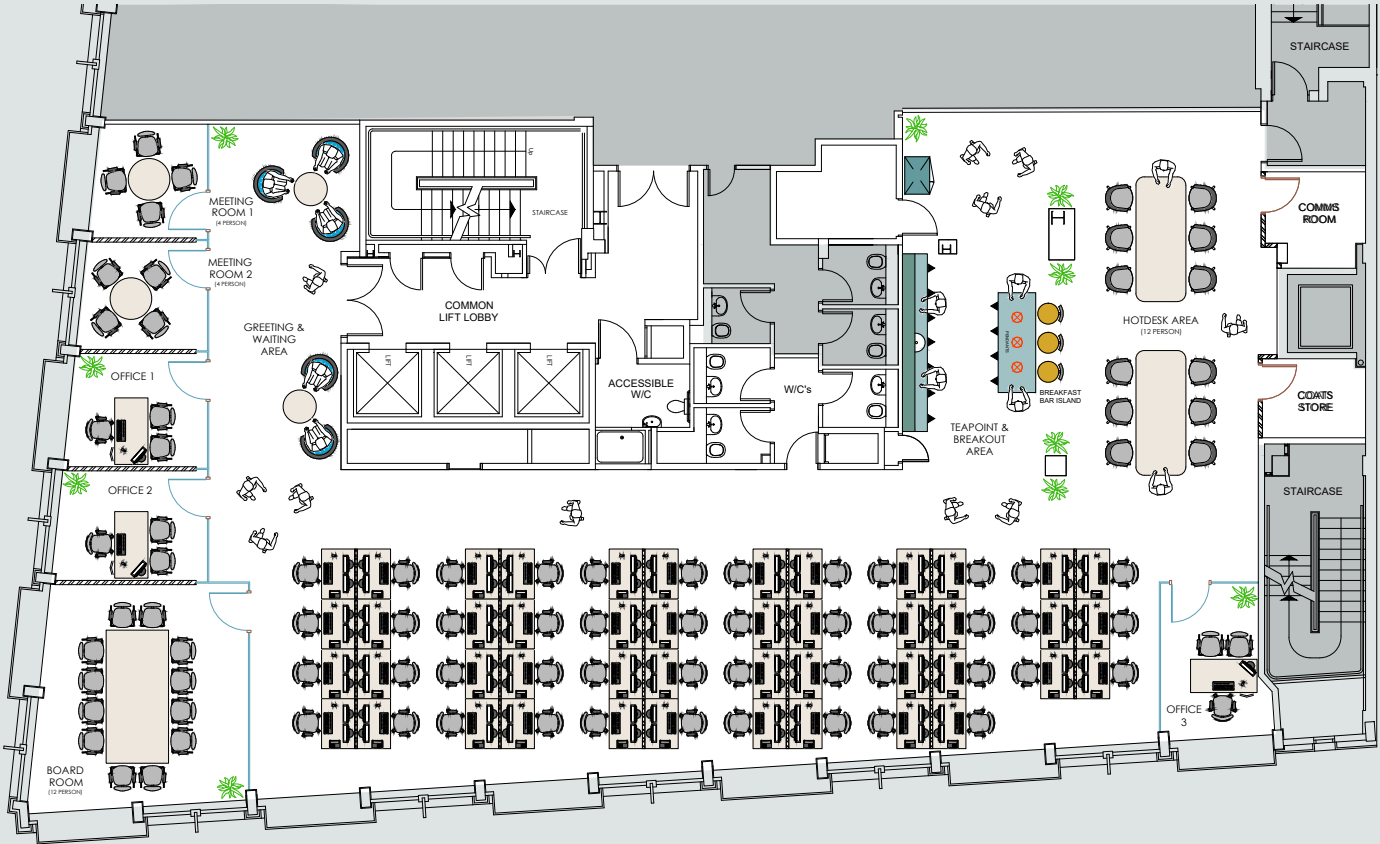
2nd Floor

CAT A+ Fully fitted and furnished –
Higher density option

Specification

- 1 x greeting & waiting area
- 2 x meeting room (4 persons)
- 1 x board room (12 persons)
- 3 x private offices
- 46 x open plan positions
- 1 x teapoint & breakout area
- 1 x hotdesk area (12 person)
- 1 x coats store
- 1 x comms room

Total headcount **49 work positions**



Space plan

Size		
2nd Floor	sq. ft.	sq. m
	3,933	365.39

How much it costs (excluding VAT)		
	Per annum	Per. sq. ft.
Rent	£275,310	£70
Service charge	£25,565	£6.50
Rates Payable	£85,722	£21.80

Total occupational costs		
2nd Floor	Per annum	Per cal month
	£386,597	£32,216

All floor areas are approximate.

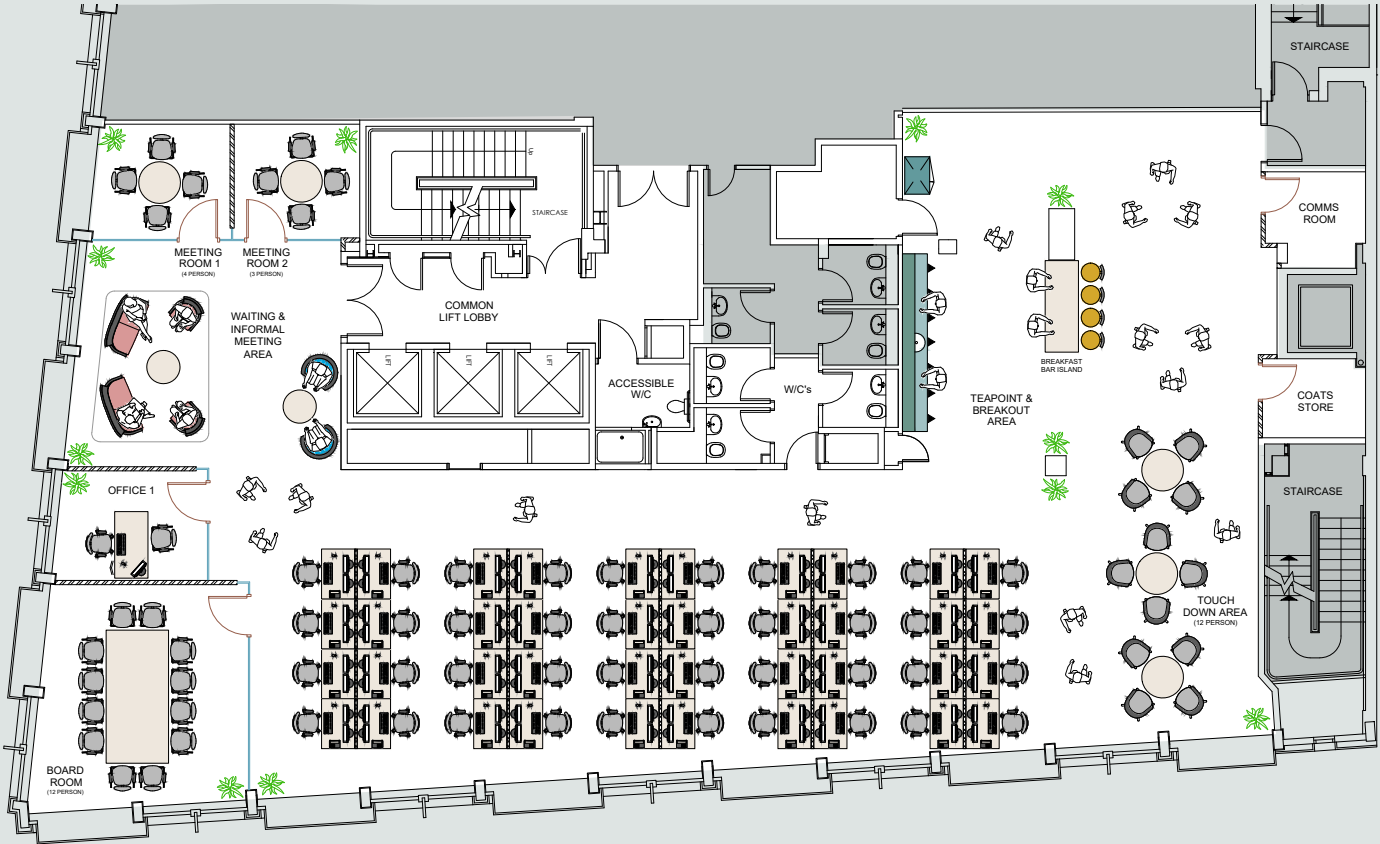
2nd Floor

CAT A+ Fully fitted and furnished – Lower density option

Specification

- 1 x waiting & informal meeting area
- 2 x meeting room (4 persons)
- 1 x board room (12 persons)
- 1 x private offices
- 40 x open plan positions
- 1 x teapoint & breakout area
- 1 x touchdown area (12 person)
- 1 x coats store
- 1 x comms room

Total headcount **41 work positions**



Space plan

Size		
2nd Floor	sq. ft.	sq. m
	3,933	365.39

How much it costs (excluding VAT)		
	Per annum	Per. sq. ft.
Rent	£275,310	£70
Service charge	£25,565	£6.50
Rates Payable	£85,722	£21.80

Total occupational costs		
2nd Floor	Per annum	Per cal month
	£386,597	£32,216

All floor areas are approximate.