

ground floor : business suite



the business suite comprises of :

- 1no. 22 person large flexible meeting room can be opened up to create large seminar space
- 3no. 10 person meeting rooms
- 1no. 6 person meeting rooms
- 2no. 4 person meeting rooms
- 1no. 6 person touchdown bench
- 2no. work booths
- 2no. phone booths

large open seating cafe area



seminar layout - 66 person seated + 4 presenting stools + standing space

First Floor



Second Floor



Third Floor



Programme Options

We offer flexible, tailored fit-out solutions designed to attract high-quality tenants. With our trusted partners, we ensure a seamless process that aligns with your investment goals.

**Landlord Tailored
Combined Cat A & B**

A turnkey solution where we manage the entire fit-out alongside our expert partners. Working within an agreed £ per square foot budget, we deliver a high-specification space designed to your requirements—ready for tenants from day one.

Single Building Let | 32,000 sq ft
32 weeks

Single Floor Let | 10,000 sq ft
22 weeks

Landlord Tailored Combined CAT A and B

[illegible]

**Tenant Tailored
Combined Cat A & B**

If your tenants prefer full control, they can work with their chosen partners to complete both the Cat A and Cat B fit outs to their specifications.

Single Building Let | 32,000 sq ft
10+32 weeks

Single Floor Let | 10,000 sq ft
6+22 weeks

Tenant Tailored Combined CAT A and B

[illegible]

Landlord Cat A with Tenant Fit Out

A traditional approach where we, together with our partners, bring the space up to a premium Cat A standard, leaving tenants the flexibility to complete their own Cat B fit out.

Single Building Let | 32,000 sq ft
28+12 weeks

Single Floor Let | 10,000 sq ft
18+8 weeks

Landlord CAT A

[illegible]

Landlord Tailored Cat A Hybrid with Tenant Fit Out

A customised option where we collaborate with our partners to tailor the Cat A fit-out to your exact needs, providing tenants with a high-quality foundation for their own Cat B fit out.

Single Building Let | 32,000 sq ft
32+10 weeks

Single Floor Let | 10,000 sq ft
22+7 weeks

Landlord CAT A

[illegible]

with Tenant CAT B

[illegible]

with Tenant CAT B

[illegible]