



Rare opportunity to acquire a high-specification R&D and office facility.

- Ground floor suitable for Dry Labs and Light Assembly and Testing
- Suspended ceilings with LED lighting.
- Full-height electric loading door.
- Located in attractive landscaped and biodiverse surroundings.
- Excellent floor-to-ceiling heights and efficient floorplates.
- Surrounding community of over 200 innovative startups and established businesses.
- Modern fitted kitchen/breakout area.
- Ample on-site parking, including a dedicated EV charging hub.





Accommodation

Name	sq ft	sq m
Ground	3,881	360.56
1st	4,070	378.12
Total	7,951	738.68

Terms

New Lease

Rates & Charges

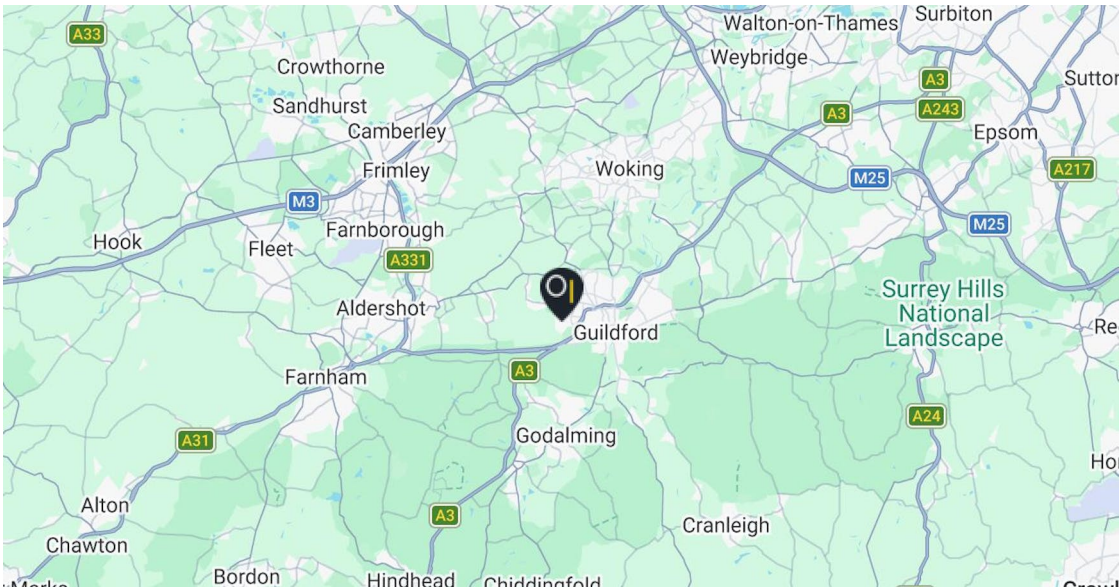
Rateable value: £161,000

EPC

C (60)

Legal costs

Each party to bear their own legal costs incurred in the transaction.



Contact

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