

SELF CONTAINED OFFICE SUITE

354.5 SQ M / 3,816 SQ FT



LOCATION

The single storey suite occupies a corner location adjoining the established doctor's surgery. The unit is bordered by a mix of residential and commercial uses. One City Quarter is situated diagonally opposite the space. The location benefits from a high level of pedestrian traffic due the surrounding buildings.



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GROUND SELF CONTAINED OFFICE SUITE

354.5 SQ M / 3,816 SQ FT



DESCRIPTION

The self-contained ground floor unit offers potential occupiers good profile and branding opportunities. The accommodation has/had planning permission as a crèche but suitable for conversion to offices.

ACCOMMODATION

The approximate gross internal area is as follows:

Floor	SQ. M.	SQ. FT.
Ground	354.5	3,816

*Please note that these areas are subject to final confirmation.

SPECIFICATION

- ▶ New suspended ceilings with category 2 lighting
- ▶ Plastered and painted walls
- ▶ Carpeted floors
- ▶ Toilet facilities

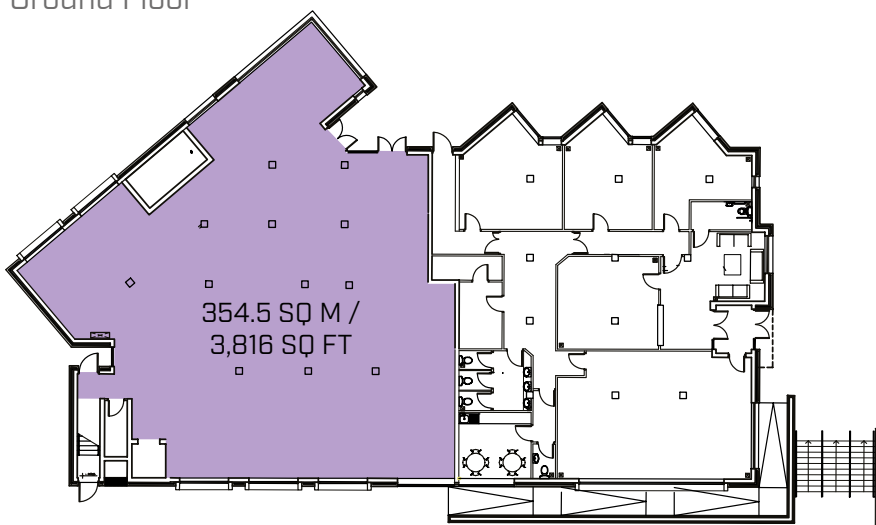
LEASE DETAILS

Available Immediately.

CAR PARKING

Ample secure basement car parking available.

Ground Floor



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