

# Building A2

Available  
from Summer  
2023

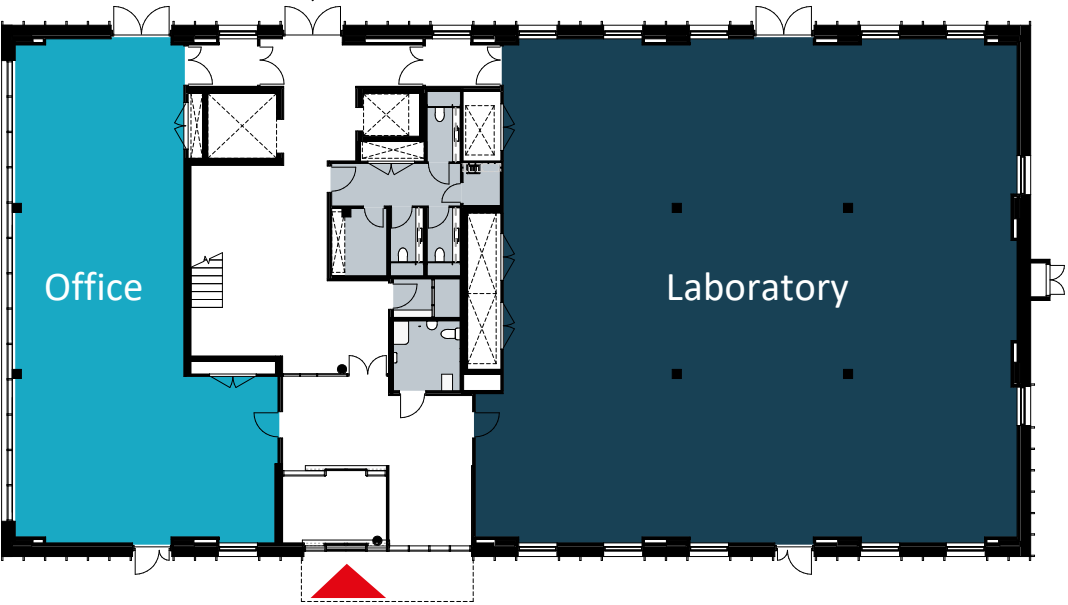
24,467 sq ft split over 3 floors. Can be let as a whole or by floor.

Building specification:

- Entrance / reception area
- 60/40 lab / office split
- Provision for 4 ducted fume hoods
- Offices delivered to Cat A open plan
- 6.6m grid
- 3.9m slab to slab
- 1 x passenger lift and 1 x goods lift
- Toilet and shower facilities on all floors
- Dedicated plant facilities
- Rear servicing
- External storage
- Targeting BREEAM Excellent
- EPC Rating B / WELL enabled with defined embodied carbon target <750kgCO2e/m2

Floor	GIA (m2)	GIA (sq ft)
0	743	7,998
1	745	8,019
2	745	8,019
Roof	40	431
<b>Total</b>	<b>2,273</b>	<b>24,467</b>
Car park allocation	60 spaces	

GROUND FLOOR / GENERAL ARRANGEMENT



PROPOSED 1ST AND 2ND FLOOR

