



spectrum
BUSINESS PARK

spectrum **4**
To Let / For Sale

5,731 sq ft (532 sq m) to
35,012 sq ft (3,253 sq m)

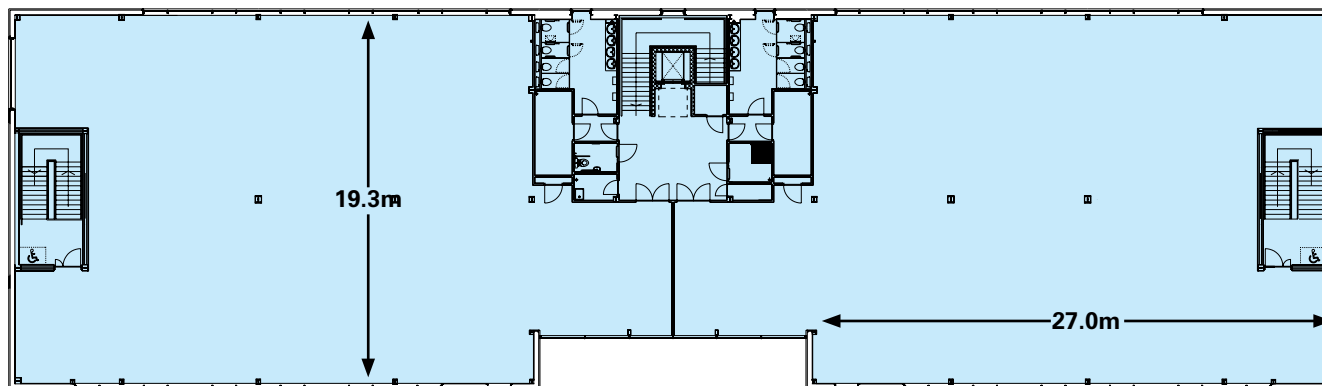
Connect with Spectrum

Floor areas (NIA)

Floor	Sq ft	Sq m
Ground	11,462	1,065
1st floor	11,775	1,094
2nd floor	11,775	1,094
Total	35,012	3,253

Individual wings available from 5,731 sq ft

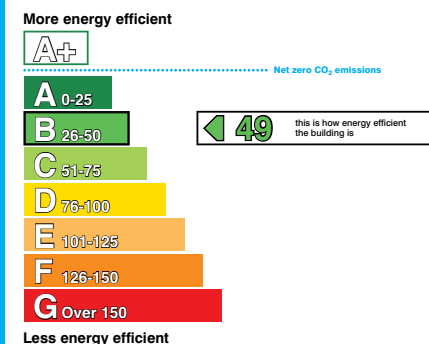
- Steel frame, composite panelling and glazed curtain walling
- 3m finished floor to ceiling height
- Energy efficient design
- Part L2A Building Regs April 2006 compliant
- Raised access floor with 225mm void
- Heating/cooling via ceiling mounted fan coils allowing cellular office subdivision
- Separate control of heating/cooling in each wing
- Recessed LG3 lighting within suspended ceiling
- 8 person lift serving all floors
- 129 allocated car parking spaces
- Male, female and disabled toilets plus shower and cleaner's facilities on each floor
- Flexible power via 22,000 volt local power network
- Duct access to front and rear of building
- Service trench access to gable elevations
- Extensive riser space for flexible fit out
- External areas for additional plant



typical floor plan upper floor



Energy performance rating



Connect with Spectrum

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