



spectrum
BUSINESS PARK

spectrum **5**
To Let / For Sale

6,523 sq ft (606 sq m) to
39,958 sq ft (3,712 sq m)



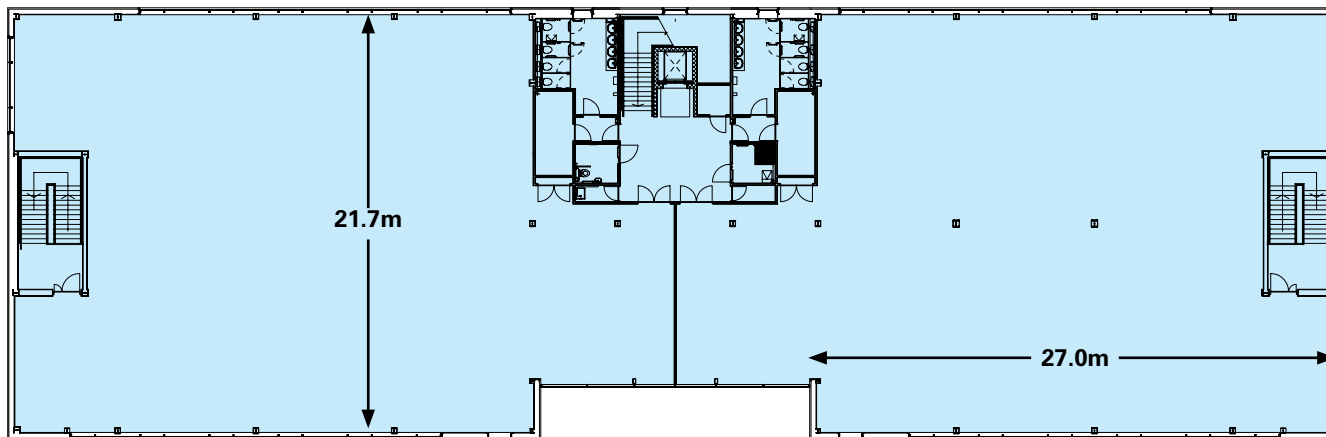
Connect with Spectrum

Floor areas (NIA)

Floor	Sq ft	Sq m
Ground	13,046	1,212
1st floor	13,456	1,250
2nd floor	13,456	1,250
Total	39,958	3,712

Individual wings available from 7,754 sq ft

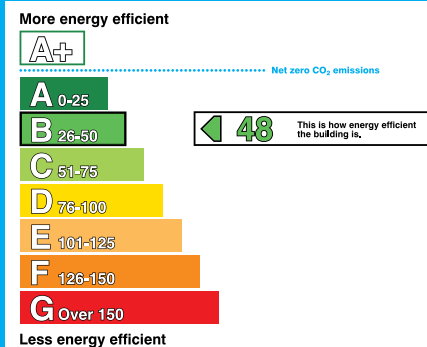
- Steel frame, composite panelling and glazed curtain walling
- 3m finished floor to ceiling height
- Energy efficient design
- Part L2A Building Regs April 2006 compliant
- Raised access floor with 225mm void
- Heating/cooling via ceiling mounted fan coils allowing cellular office subdivision
- Separate control of heating/cooling in each wing
- Recessed LG3 lighting within suspended ceiling
- 8 person lift serving all floors
- 137 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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