



spectrum
BUSINESS PARK

spectrum 
To Let / For Sale

7,972 sq ft (740 sq m) to
31,890 sq ft (2,962 sq m)



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Floor areas (NIA)

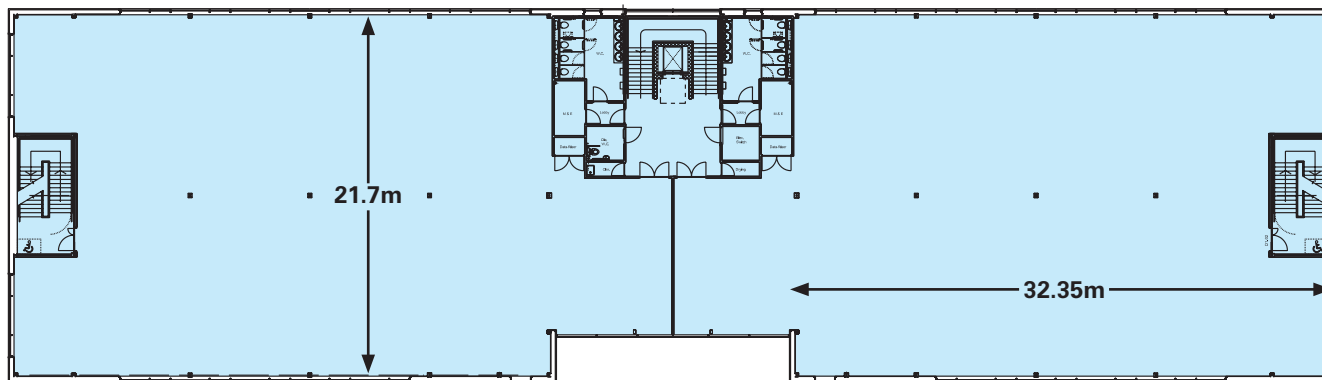
Floor	Sq ft	Sq m
1st floor	15,945	1,481
2nd floor	15,945	1,481
Total	31,890	2,962

Individual wings available from 7,972 sq ft

Ground floor let to



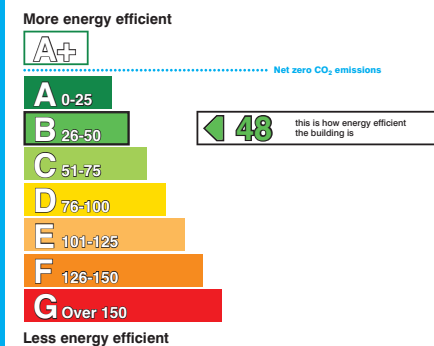
- Steel frame, composite panelling and glazed curtain walling
- 3m finished floor to ceiling height
- Energy efficient design
- Part L2A Building Regs April 2006 compliant
- Raised access floor with 225mm void
- Heating/cooling via ceiling mounted fan coils allowing cellular office subdivision
- Separate control of heating/cooling in each wing
- Recessed LG3 lighting within suspended ceiling
- 8 person lift serving all floors
- 124 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

t: 07946 439 970

e: info@spectrumbusinesspark.co.uk

www.spectrumbusinesspark.co.uk

@spectrumbizpark



0191 261 2681

sw.co.uk

Robert Patterson
robert.patterson@sw.co.uk

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