



spectrum
BUSINESS PARK

spectrum **3**

To Let / For Sale

10,323 sq ft (959 sq m) to
41,294 sq ft (3,836 sq m)

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spectrum 3 SR7 7TT

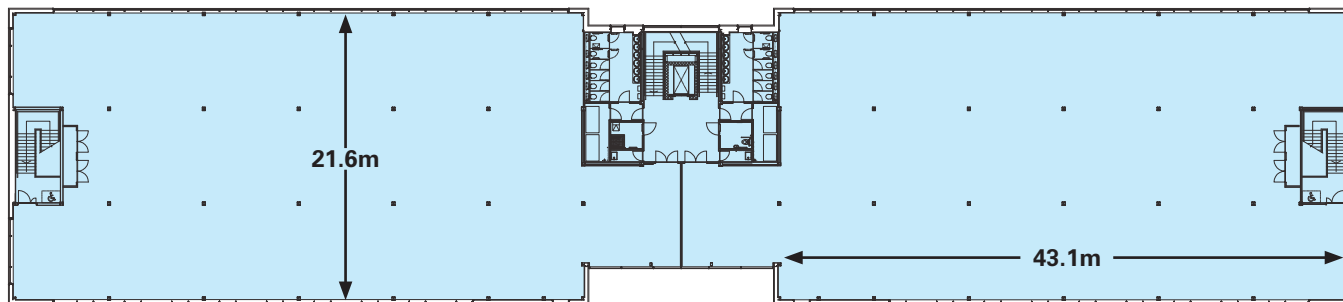
www.spectrumbusinesspark.co.uk

Floor areas (NIA)

Floor	Sq ft	Sq m
1st floor	20,647	1,918
2nd floor	20,647	1,918
Total	41,294	3,836

Ground floor let to **ResQ**

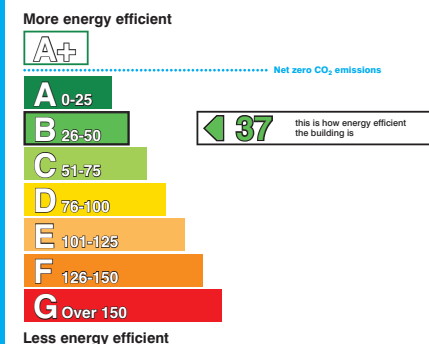
- 3 storey steel frame, composite panelling and glazed curtain walling
- Raised access floor with 225mm void
- Floor distributed heating/cooling
- Local VRV for perimeter comfort
- Recessed LG3 lighting within the suspended ceiling
- 13 person lift serving all floors
- 151 allocated car parking spaces
- Expansion space for additional parking
- 3m finished floor to ceiling height
- Male, female and disabled toilets plus shower and cleaner's facilities on each floor
- Flexible power setup from 22,000 volt mains
- 500kva transformer installed
- Each floor and wing individually metered
- 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
- Generous clear internal plant space



typical floor plan upper floor



Energy performance rating



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