



spectrum  
BUSINESS PARK



spectrum **3** To Let

**61,618 sq ft** (5,724 sq m)

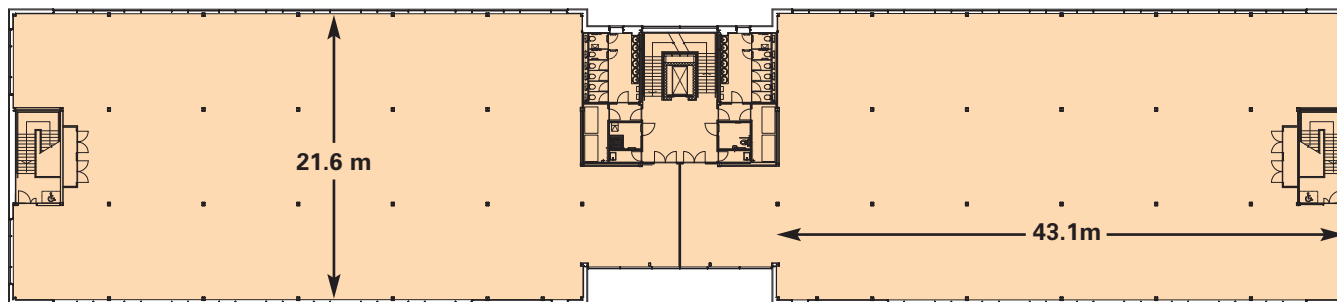
£11.95 per sq ft

Market leading incentives available

## Floor areas (NIA)

Floor	Sq ft	Sq m
Ground	20,324	1,888
1	20,647	1,918
2	20,647	1,918
<b>Total</b>	<b>61,618</b>	<b>5,724</b>

- 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
- 225 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



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