

# Key Facts

- Comprehensive refurbishment to provide effectively new accommodation
- Fitted laboratory accommodation

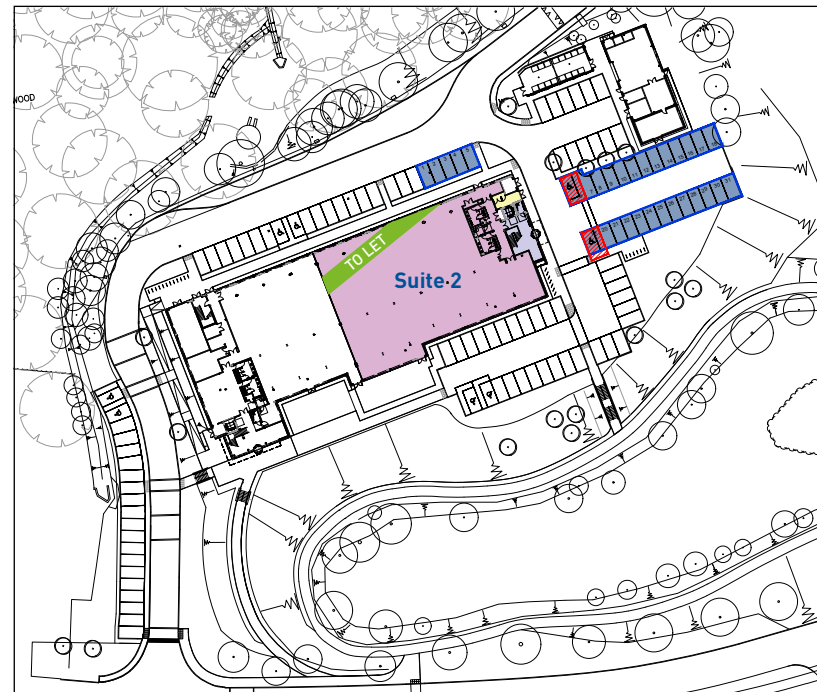
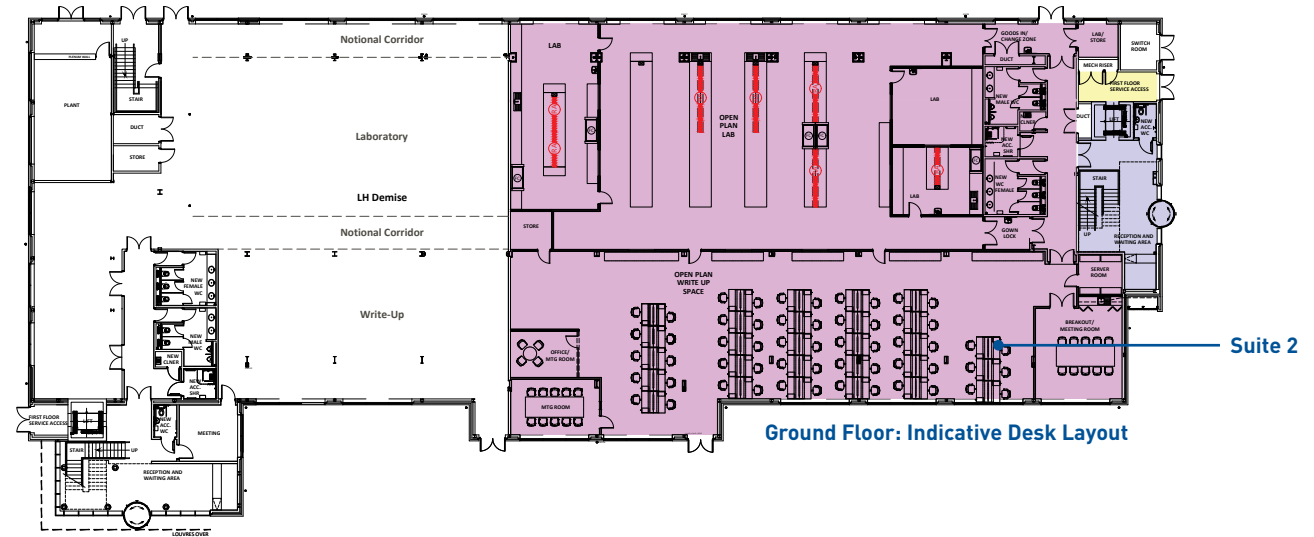
## Building includes:

- Passenger and goods lifts within each core
- Toilets within each suite
- Showers
- External storage capabilities

## Suite 2 includes:

- Fitted laboratory area
- 5 fume hoods (with potential for tenant to add to this provision)
- Regular shaped floor plan for maximum flexibility
- Office/write up area includes 3 meeting rooms/private offices
- Use of 31 on site car parking spaces

Suite 2. Ground Floor. Gross Internal Area: 11, 518 sq ft / 1,070 sq m



Suite 2. Ground Floor.  
 ■ Parking Allocation = 31 Spaces