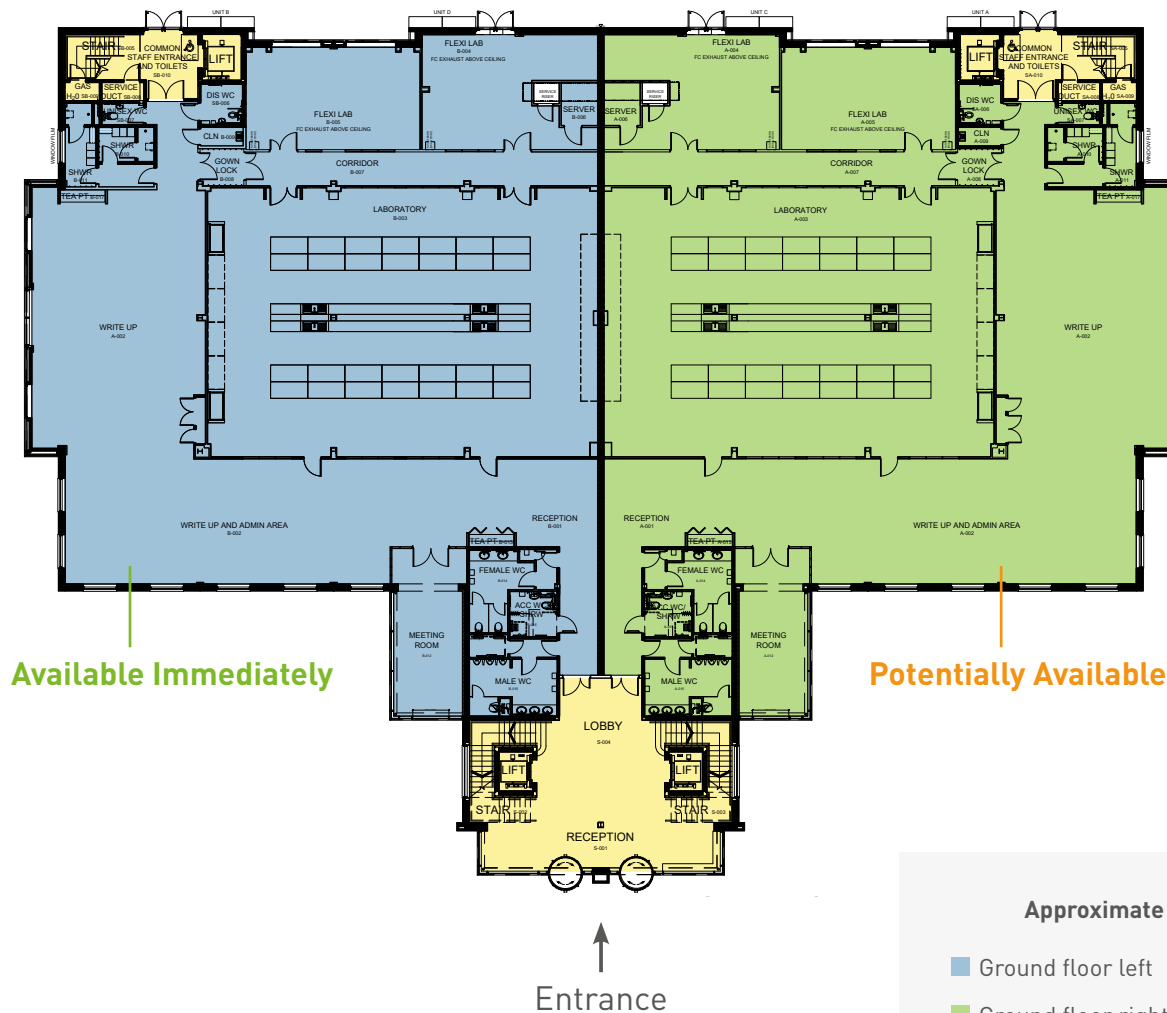


Floor Plans

- Two fume hoods per suite (with provision for a further four per suite) in the main lab
- Ability to have a single fume hood in each of the rear flexi labs
- 30m deep floor plate
- Second floor loft provides four separate sets of individual plant to facilitate each suite
- Male and Female WCs in each unit, and shower facilities
- Two passenger lifts and two goods lifts
- External store provision
- The building parking ratio is 1:275 sq ft, including six disabled parking spaces and four visitor spaces (with four 22Kw electric car charging points)
- Four 7.4Kw electric car charging points within each suite's allocated car parking
- 28 cycle spaces

Indicative Fit Out Ground Floor Plan



Available Immediately

Potentially Available January 2025

Approximate Gross Internal Areas

Ground floor left	906sq m	9,757sq ft
Ground floor right	906sq m	9,757sq ft
Total	1,812sq m	19,514sq ft