

# EMMANUEL BUILDING

## THE SUITES: FIRST FLOOR

### Approximate Gross Internal Areas

Area	sq m	sq ft
Suite 3*	858.55	9,241
Suite 4*	858.55	9,241

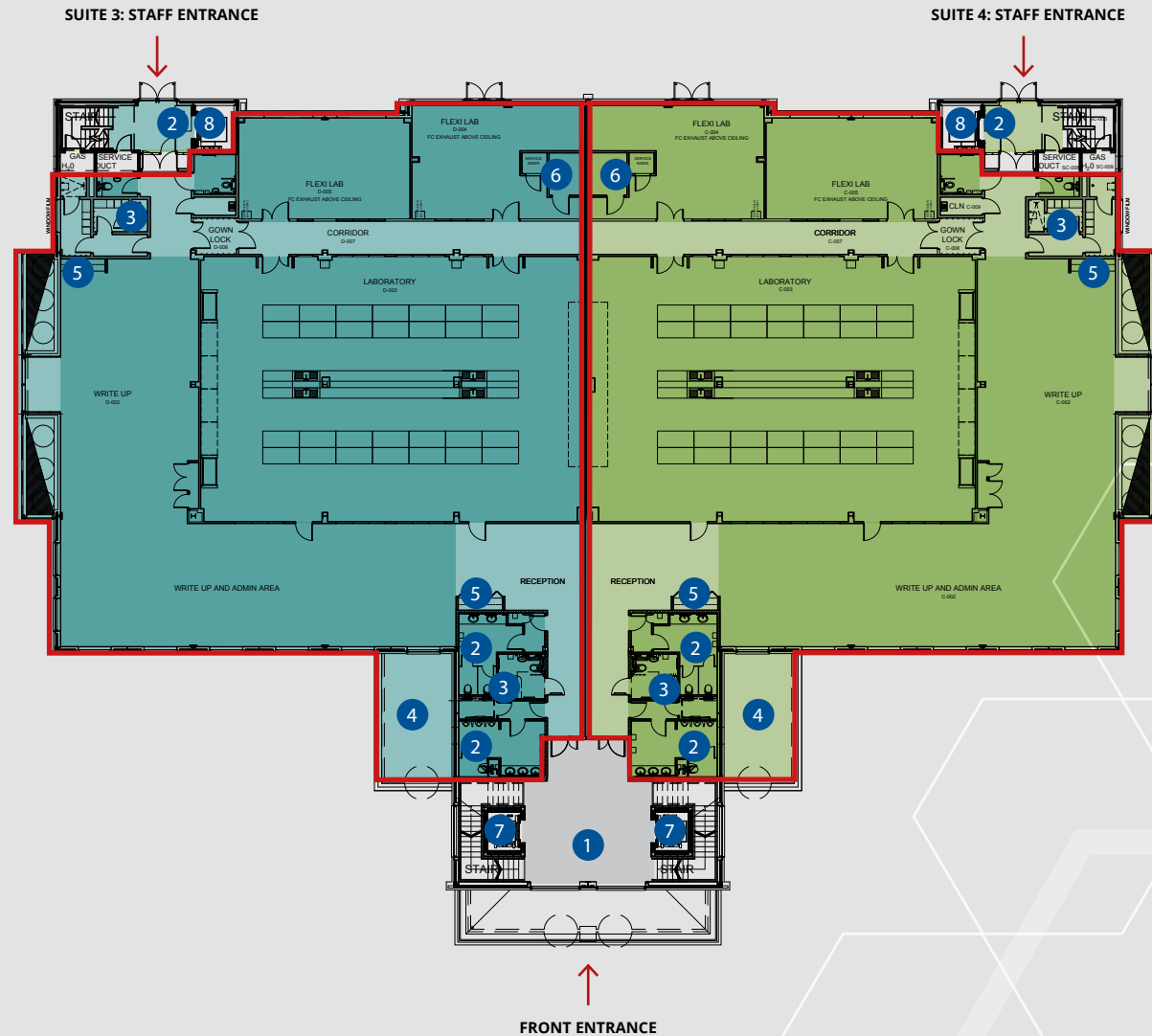
\*SUITE 3 - AVAILABLE: October '26

\*SUITE 4 - AVAILABLE: September '26

Dedicated and private plant area at 2nd floor with lift access.

### Key

- 1 First floor lobby
- 2 WCs
- 3 Shower facilities in-suite
- 4 Meeting room
- 5 Tea point
- 6 Server room
- 7 Passenger lift
- 8 Rear loading lift



The suites are currently independently separated but can be combined with soft points built into the rear corridor, lab wall and entrance area.

*NB: Not to scale. Indicative only.*

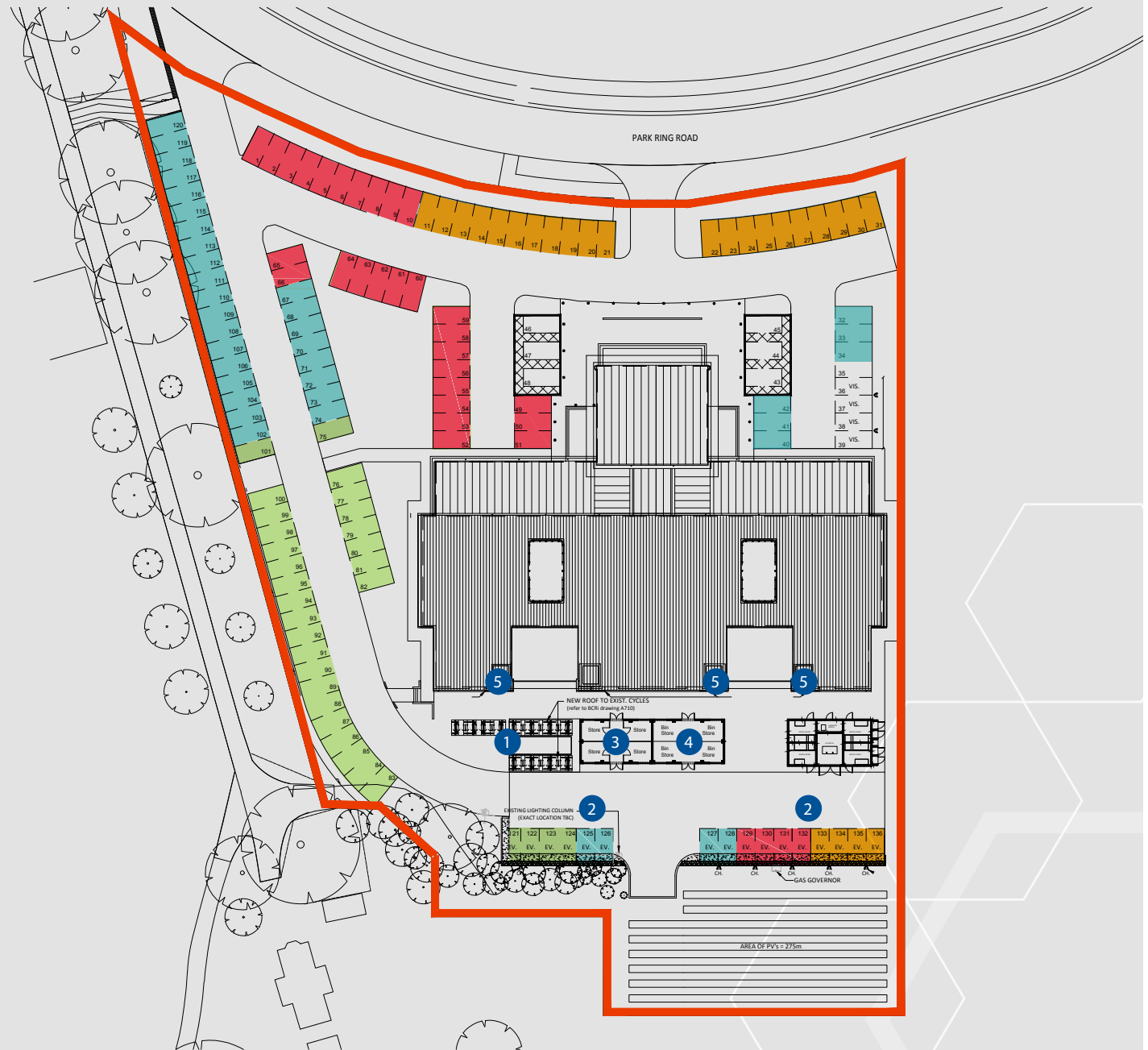
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# EXTERNAL SITE PLAN

## Allocated Parking

<span style="color: red;">■</span> Suite 1 - Ground Floor - LET	32 Spaces
<span style="color: orange;">■</span> Suite 2 - Ground Floor - LET	32 Spaces
<span style="color: teal;">■</span> Suite 3 - First Floor - AVAILABLE	31 Spaces
<span style="color: lightgreen;">■</span> Suite 4 - First Floor - AVAILABLE	31 Spaces
<span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Disabled	6 Spaces
<span style="border: 1px solid black; padding: 0 2px;">vis</span> Visitor	4 Spaces

- Key
- 1 Cycle storage
  - 2 EV parking spaces with allocation
  - 3 External stores
  - 4 External waste area
  - 5 External gas cages



NB: Not to scale. Indicative only.