

EMMANUEL BUILDING

THE SUITES:

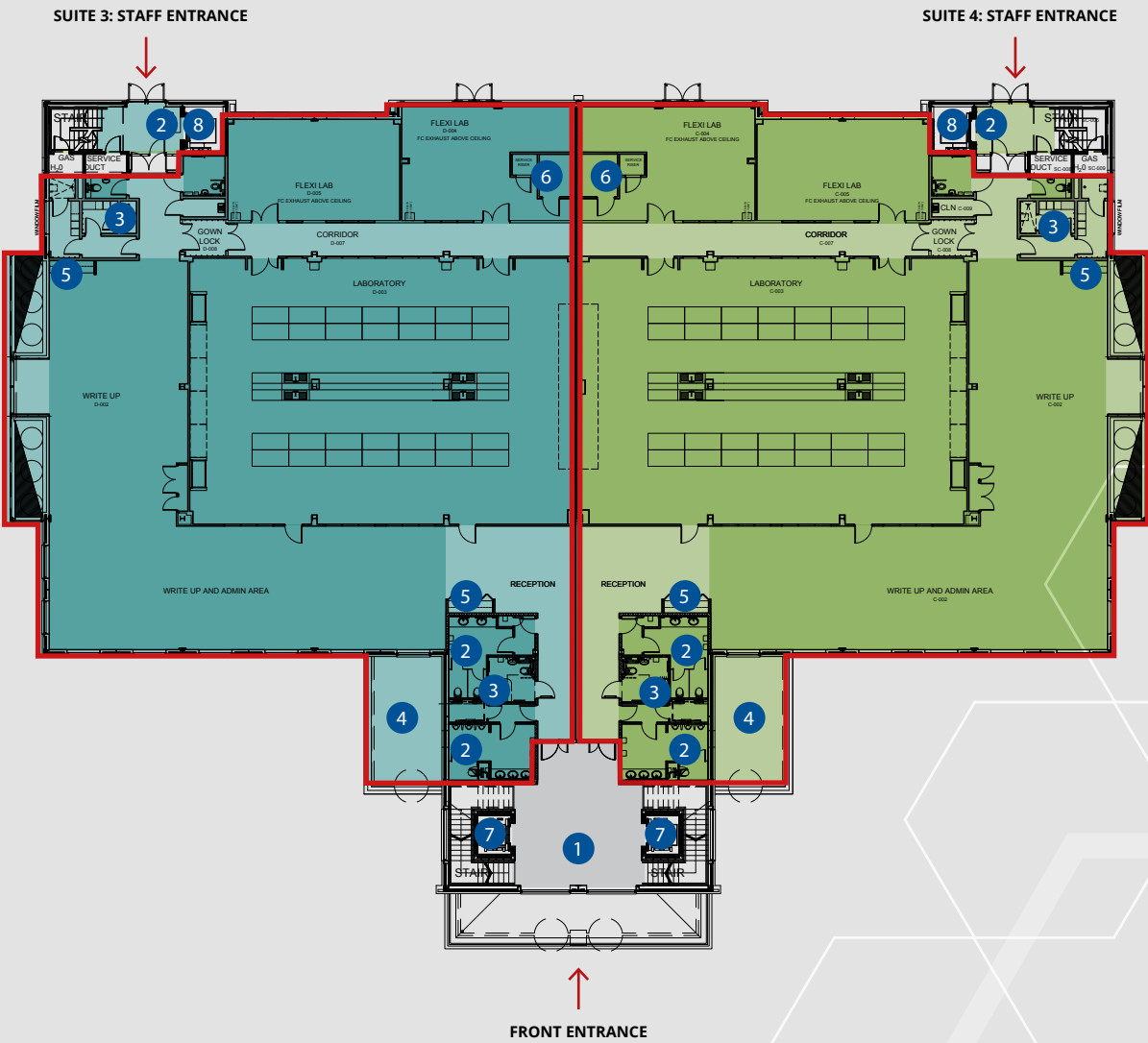
FIRST
FLOOR

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

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.

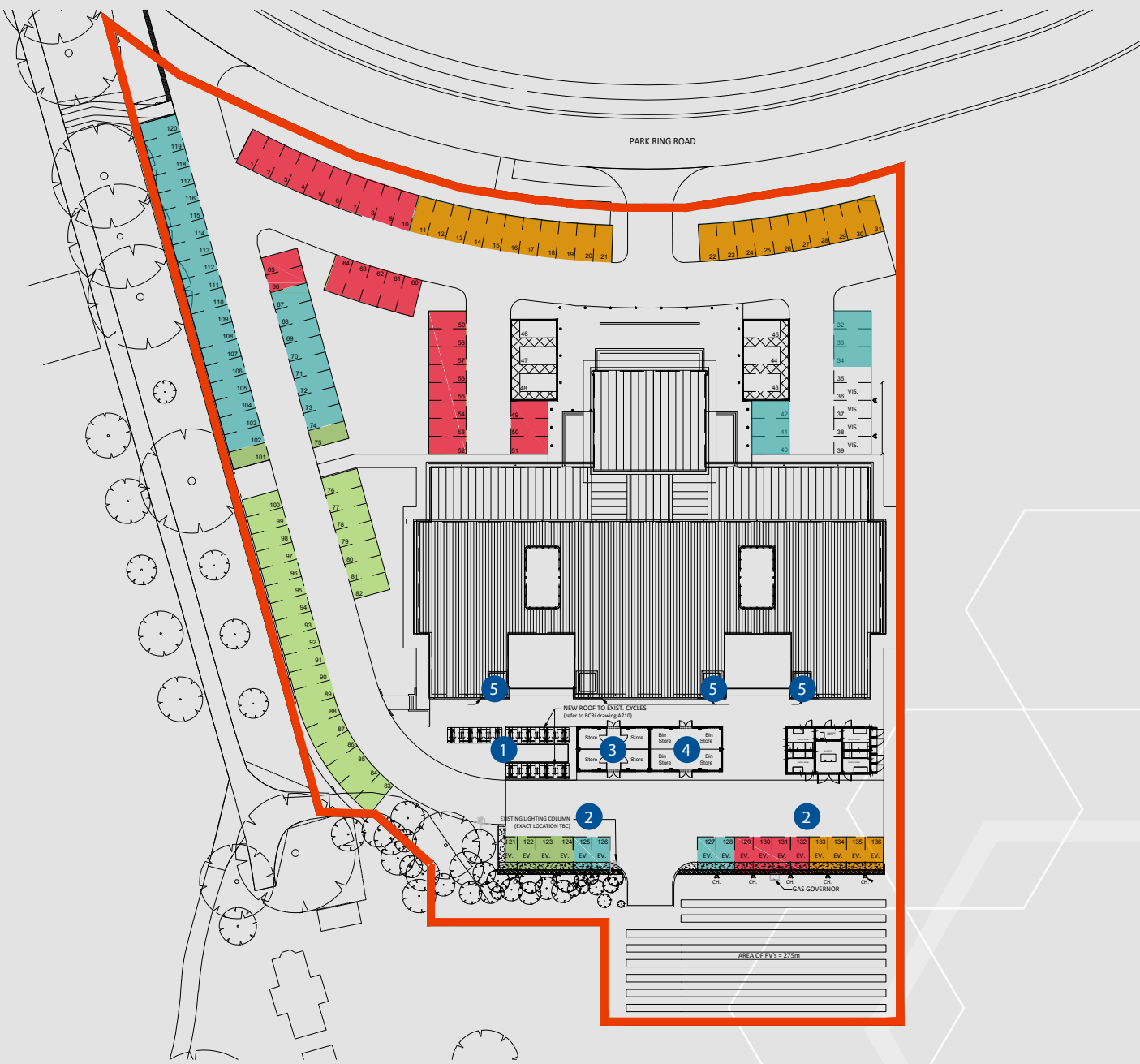
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EXTERNAL
SITE
PLAN

Allocated Parking

Suite 1 -Ground Floor - LET	32 Spaces
Suite 2 - Ground Floor - LET	32 Spaces
Suite 3 - First Floor - AVAILABLE	31 Spaces
Suite 4 - First Floor - AVAILABLE	31 Spaces
Disabled	6 Spaces
vis Visitor	4 Spaces

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



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