

SPACE PLAN

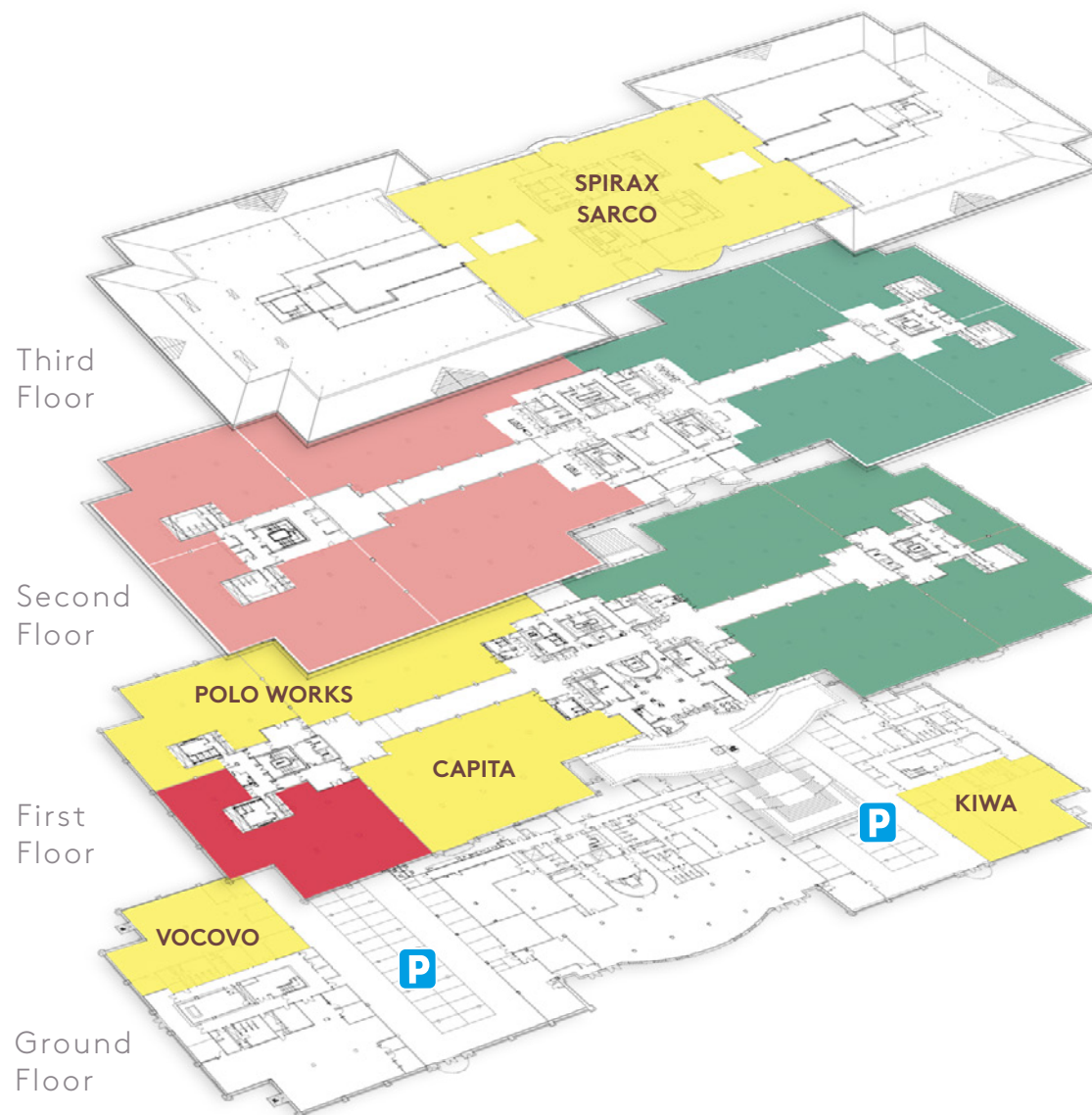
Only 5,000 sq ft remains available to let on the first floor of The Grange. Phase 2 will deliver a further approx. 25,400 sq ft.

Future phases are planned and specific requirements can be met with up to 60,000 sq ft available on one floor.

KEY

TO LET

- AVAILABLE NOW
- PHASE 2
- FUTURE PHASE
- LET



PHASE 1 AVAILABLE NOW

Unit 1C on the first floor is available for immediate occupier fit-out. It provides 5,000 sq ft (735 sqm) of EPC A rated office space with a potential occupancy* of 62.

Suite	NIA sq m	NIA sq ft	Occupancy*
1.3	510.63	5,496	41
Total	510.63	5,496	41 people



Benefits include:

- Flexible lease terms
- Free car parking
- Generous parking allocation
- Secure cycle storage
- On-site bus stop with buses every 15 mins
- 3 lifts
- Male, female & accessible WCs
- Level access
- Parkland views
- VRF air-conditioning
- Raised access floor
- Standby generator
- CCTV
- Out of hours security patrols inside and out, 7.00pm - 7.00am



* The potential occupancy is in-line with best practice as recommended by the BCO Design Guide.



**subject to terms

PHASE 2

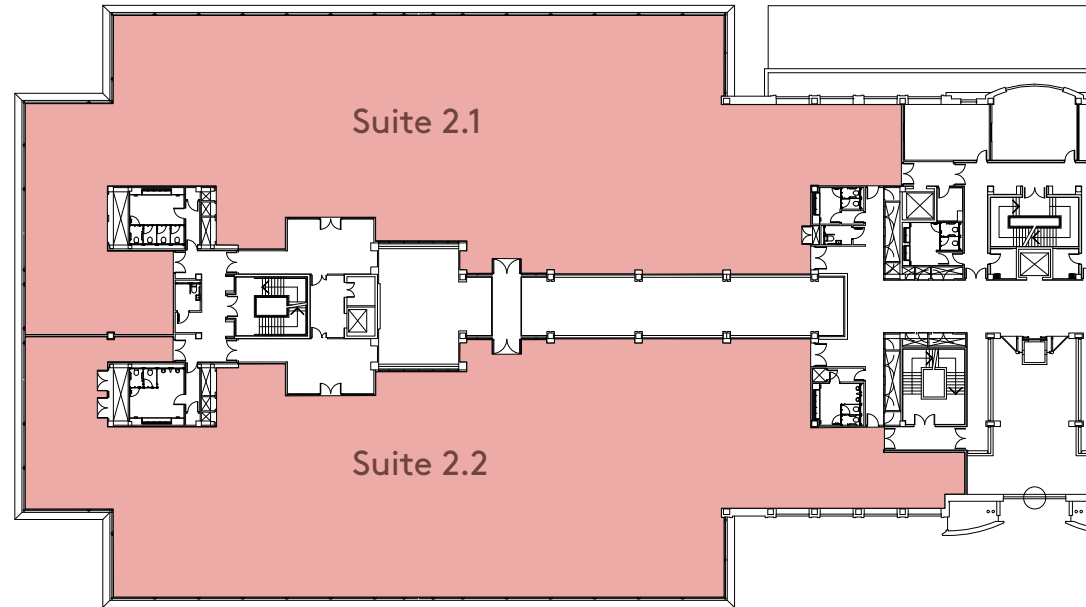
12 WEEK PROGRAMME

Large open plan floor areas mean maximum flexibility to suit occupier requirements.

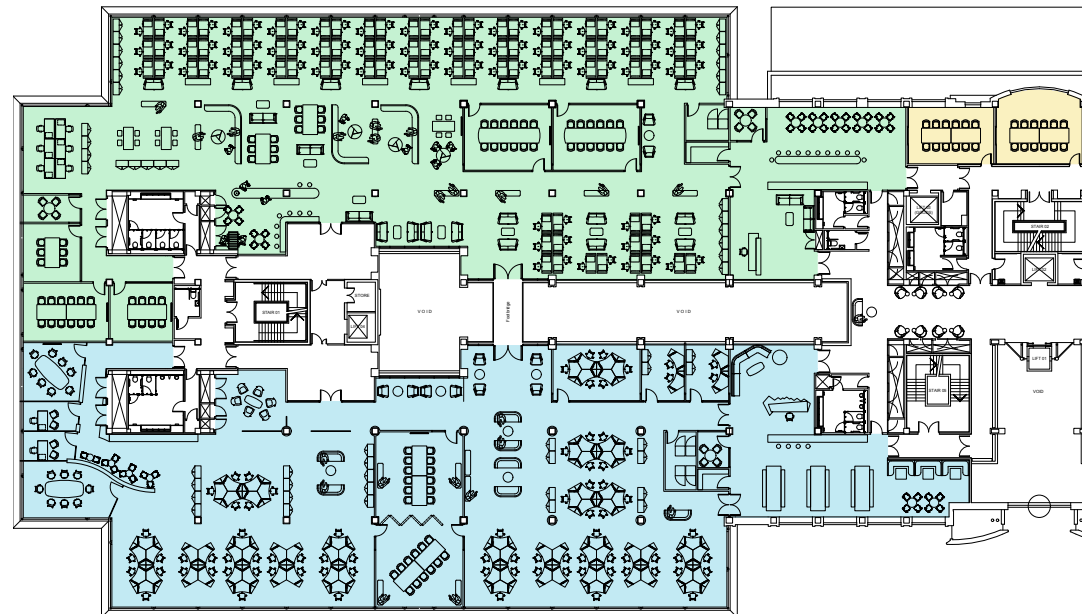


Suite	NIA sq m	NIA sq ft	Occupancy*
2.1	1,244	13,390	100
2.2	1,205	12,967	96
Total	2,445	26,357	196 people

*The potential occupancy shown is in-line with best practice as recommended by the BCO Design Guide



2nd Floor (Northside) with potential subdivision



Space planning example (Northside)