

# SMARTER

# WORKING

Innovative, high quality design efficiently brings together all the needs of a thriving, ambitious business.

- Fully refurbished office floors and common parts
- New on-site Caffè Kix
- New WCs, purpose built shower and changing facilities
- Business lounge area and additional Caffè Kix seating in atrium
- New entrance and canopy
- 6 passenger lifts
- 3.0m floor to ceiling height
- Minimum 175mm full access raised floors
- Metal tile suspended ceiling
- New VRF air conditioning system
- LED lighting
- Generous cycle parking and car parking (1:252 sq ft)
- 24 hour security
- EPC Rating C – 53

