

2nd Floor – Cat A

3,208 Sq Ft / 298.0 Sq M



Option for new Cat B



Modern prestige reception area



Comprehensively refurbished



EPC - B



VRF air conditioning



Demised male & female WCs



2 passenger lifts



Bicycle storage

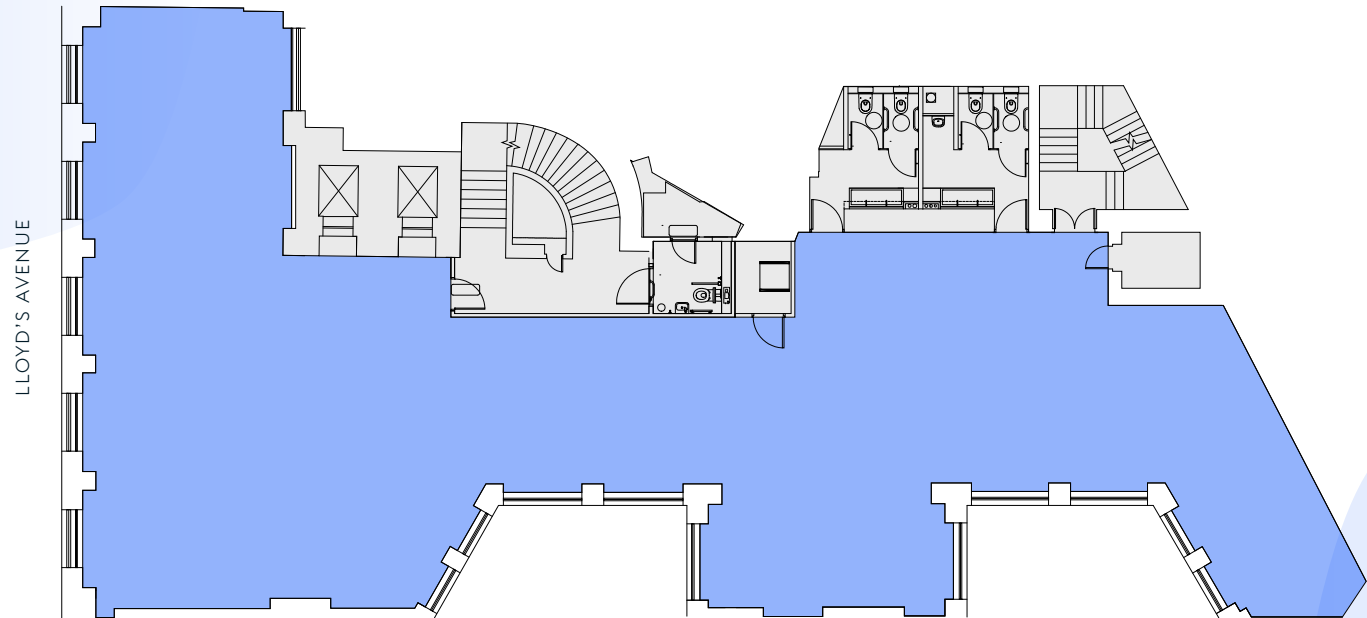


Ceiling mounted LED lighting



Showers & changing facilities

FLOOR OFFERED IN A CATEGORY A CONDITION



NORTH

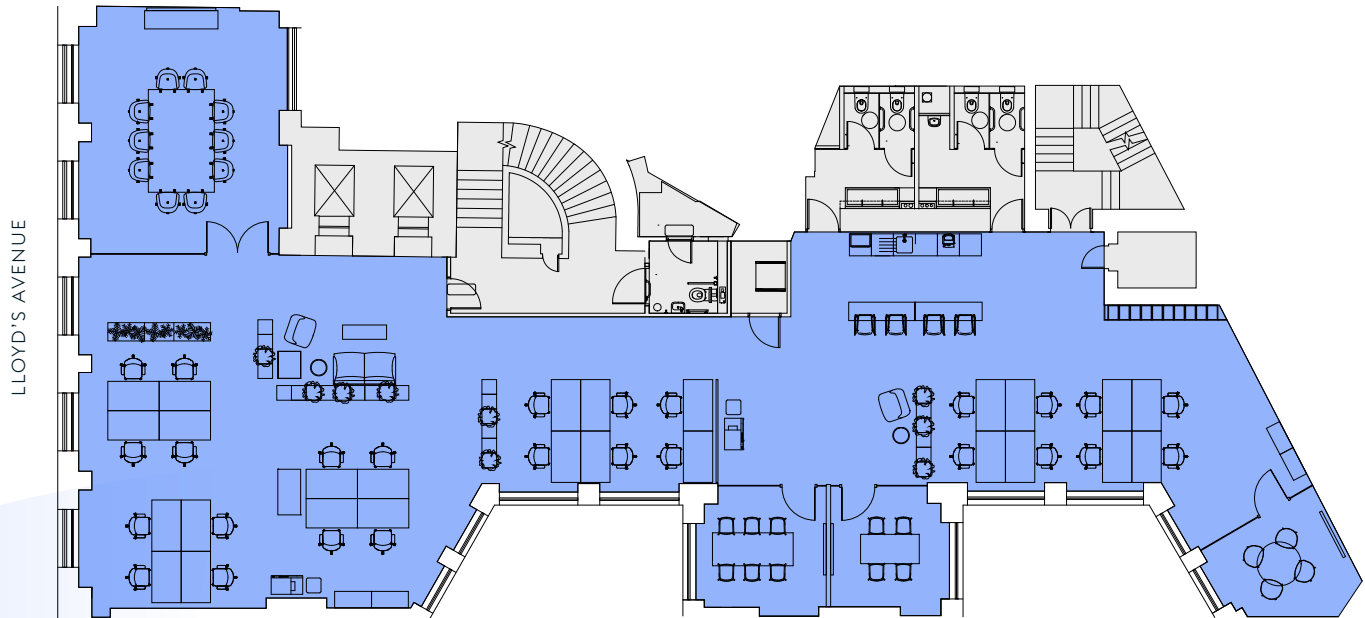


For indicative purposes only. Not to scale.

2nd Floor – Option of new Landlord Cat B Provision

3,208 Sq Ft / 298.0 Sq M

NEW LANDLORD CAT B



LLOYD'S AVENUE

NORTH



For indicative purposes only. Not to scale.



26 open plan desks



Reception



4x meeting rooms



Comms room



Collaboration area



Fibre connectivity



Kitchen with breakout area



Dedicated lockers

4th Floor – Cat B in situ

3,040 Sq Ft / 282.4 Sq M



28 open plan desks



Reception



10 person meeting room



Comms room



Collaboration area



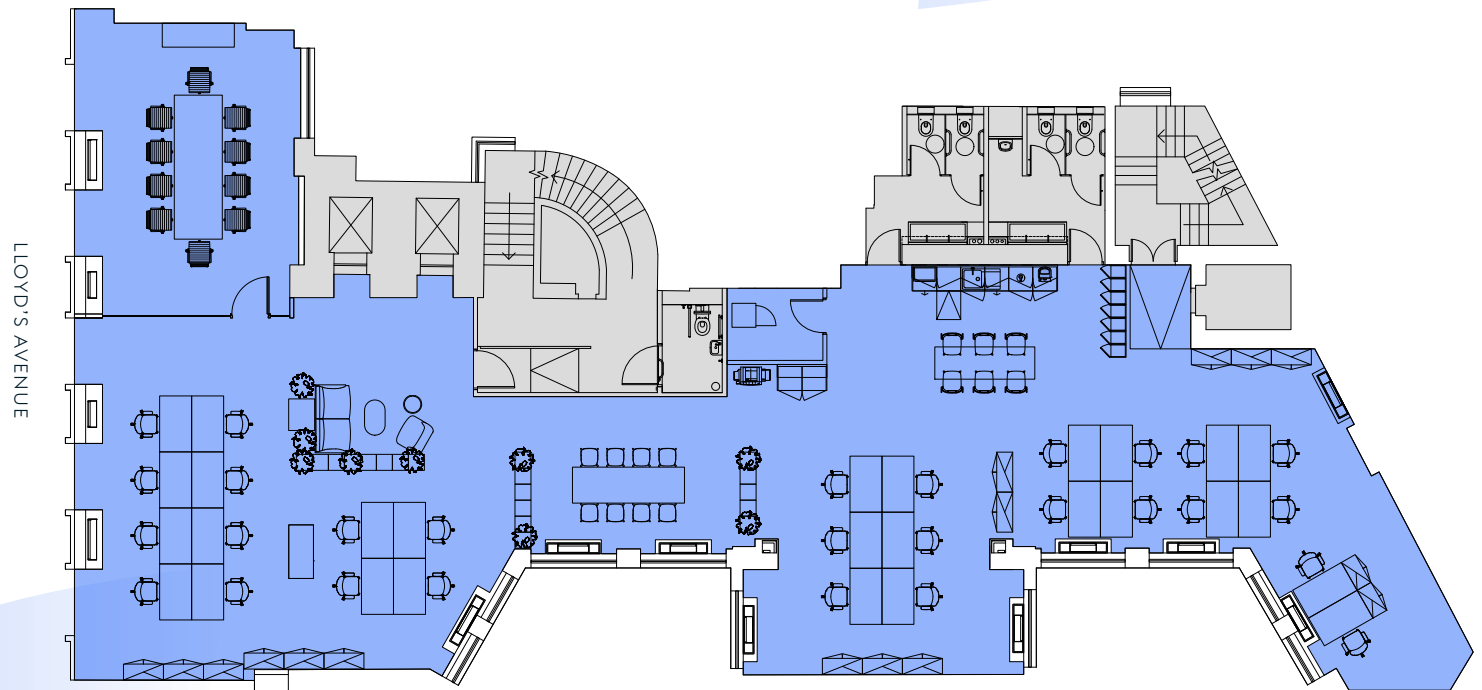
Disabled WCs



Kitchen with breakout area



Dedicated lockers



LLOYD'S AVENUE

NORTH



For indicative purposes only. Not to scale.