

# FAIRWAYS BUSINESS PARK



### TO LET: 2 DEER PARK ROAD

## Design & Build Opportunity 2,834 sq m (30,508 sq ft)

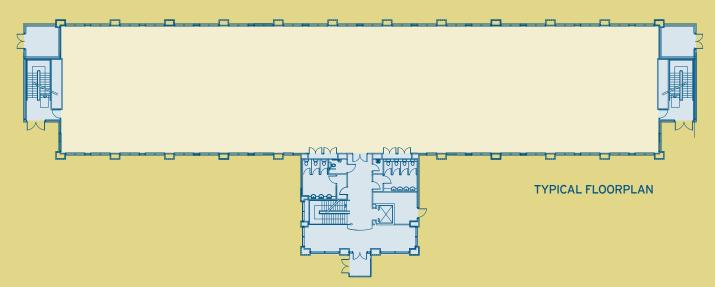
- 119 car parking spaces
- Dedicated/Uncontended High Speed Internet Access
- Immediate access to M8 Motorway

www.fairwaysoffices.co.uk

### **GROWTH THROUGH INNOVATION**



#### SATELLITE NAVIGATION REFERENCE: EH54 8AF



#### DESCRIPTION

The subjects will comprise a three storey office building offering large open plan floor plates within a well established business location.

Internally the buildings will be finished to a high specification providing occupiers with modern facilities expected to meet today's requirements.

#### ACCOMMODATION

The building will provide 2,834 sq m (30,508 sq ft). There are 119 car parking spaces with the accommodation.

#### **SPECIFICATION**

The specification can be tailored to to suit tenants requirements to include:

- Quality finishes
- Full raised access floor
- Minimum floor to ceiling height of 2.7m
- Suspended ceiling with VDU compatible lighting
- Double glazed window units
- Full air conditioning
- Full lift access
- Male, female and disabled toilet facilities
- Flexibility to subdivide floorplates
- Open plan office space

#### **LEASE TERMS**

The building is available on Full Repairing and insuring terms.

#### RENTAL

Available upon application.

#### VAT

All figures are exclusive of VAT.

#### **LEGAL COSTS**

Each party will be responsible for their own legal costs with the in-going tenanst being liable for any stamp duty, registration dues and VAT.

#### MANAGEMENT

The Business Park is managed to provide a high quality working environment for the benefit of the occupiers. Further details available upon application.

#### FURTHER INFORMATION



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