

NEWLY REFURBISHED OFFICES TO LET AVAILABLE NOW!

FIREBRAND

4,997-10,016 Sq Ft



FIREBRAND



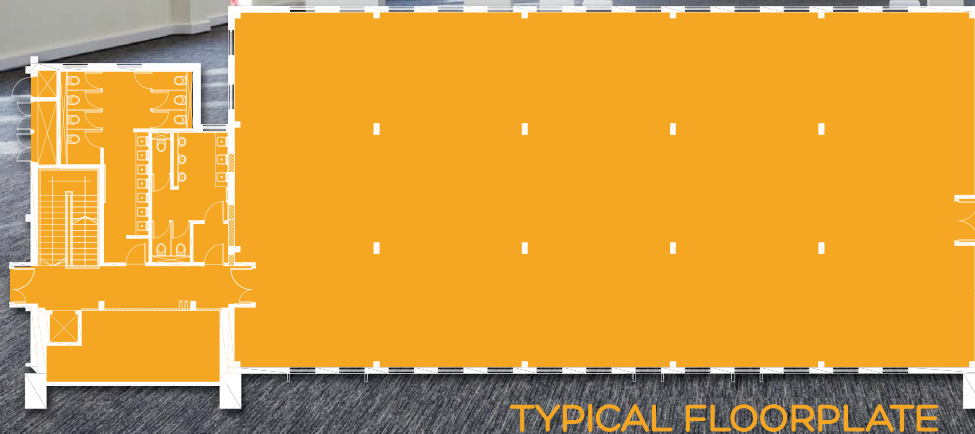


SPECIFICATION

- ✈ New double height feature reception
- ✈ Refurbished WC facilities to all floors
- ✈ 8 person passenger lift
- ✈ VRF Heating and cooling system
- ✈ Perimeter trunking
- ✈ Exposed M&E services and soffits
- ✈ New contemporary down lights
- ✈ DDA compliant
- ✈ Car Parking (8:1,000 sq ft)
- ✈ KC Lightstream broadband connectivity
- ✈ Enterprise Zone status



FIREBRAND is a grade A air-conditioned office suite offering unencumbered views of the estuary and surrounding landscape.



The floors have been measured in accordance with the RICS code of measuring practice (6th edition) to have the following approximate net internal floor areas:

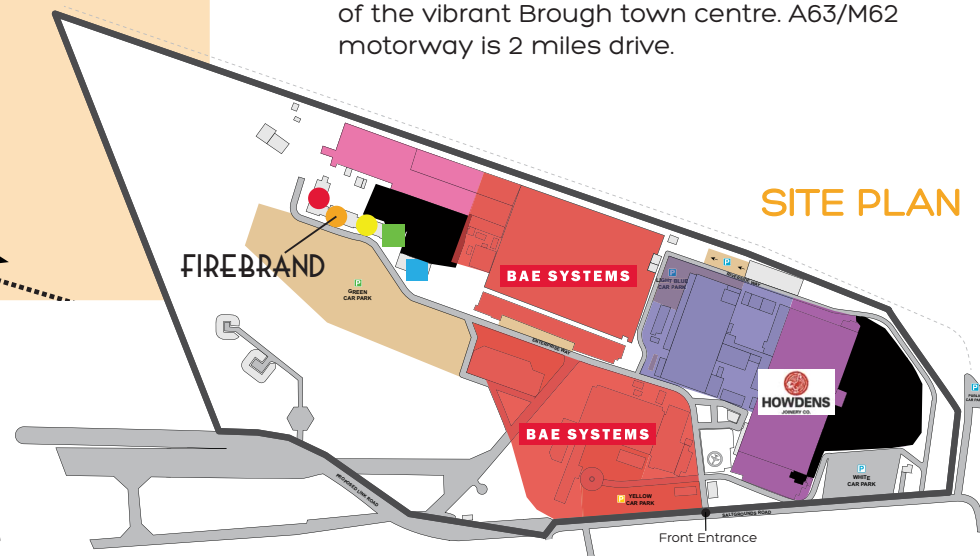
FIREBRAND	Sq M	Sq Ft
Ground Floor Suite	466.30	5,019
First Floor Suite	464.26	4,997
TOTAL	930.56	10,016



LOCATION

The development is within a few minutes walk of Brough railway station and 10 minutes walk of the vibrant Brough town centre. A63/M62 motorway is 2 miles drive.

SITE PLAN



TENURE

The building is available as a whole or on a floor by floor basis on new FRI lease terms to be agreed at a rent of £8.50 per sq ft.

SERVICE CHARGE

A service and estate charge will be applicable. Further details available on request.

EPC

The building has been assessed to have an EPC Rating of B(50). Further information available upon request.

ENQUIRIES

All enquiries please contact:



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