



Trilogy One

Eurocentral

- Car parking ratio 1:220 sq ft
- Additional car parking can be provided increasing the ratio to 1:160 sq ft
- VRF Air Conditioning
- 3 metre clear floor to ceiling height
- 150mm raised access floors
- Suspended acoustic tiled ceilings
- Full disabled access and disabled toilets on each level
- Male and female toilets with shower facilities

SPACE AVAILABLE
FROM 5,800 -
30,200 SQ FT



www.trilogybusinesspark.com



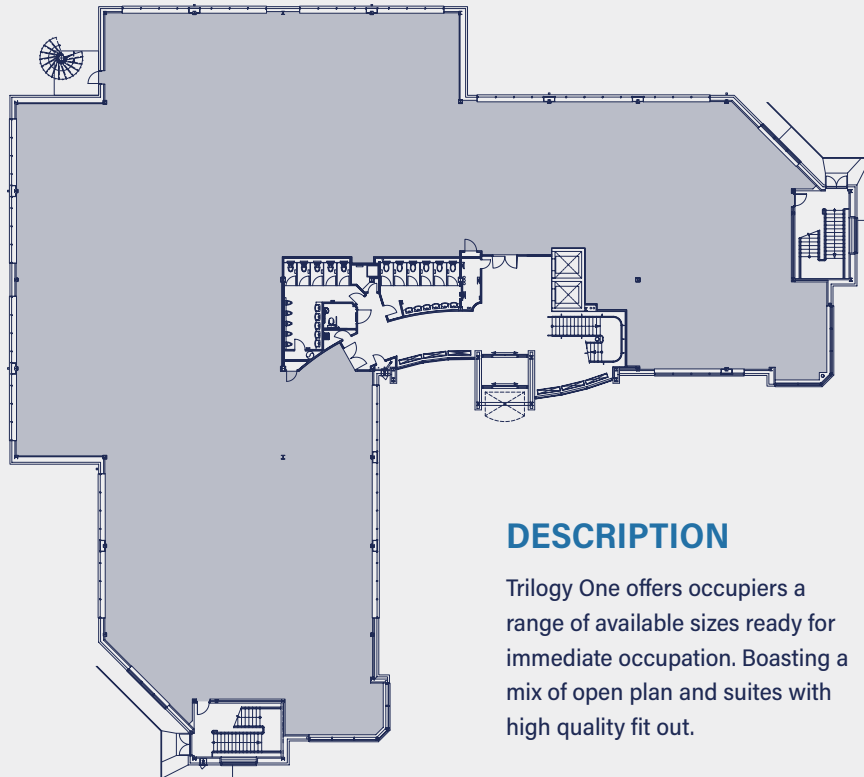
ACCOMMODATION

The available accommodation has been measured to the following sizes:

Floor	Tenant	Area Sq Ft	Area Sq M
Second	Morgan Sindal	15,100 sq ft	1,402 sq m
Part First	Available	9,300 sq ft	864 sq m
Part First	Available	5,800 sq ft	539 sq m
Ground	Cisco *	15,100 sq ft	1,402 sq m
		45,300 sq ft	4,207 sq m

* Available Q2 2020

Trilogy One offers high levels of car parking at a ratio of 1:220 sq ft.



DESCRIPTION

Trilogy One offers occupiers a range of available sizes ready for immediate occupation. Boasting a mix of open plan and suites with high quality fit out.

LEASE TERMS

The subjects are available on Full Repairing and Insuring lease terms.

Attractive packages are available subject to lease term and covenant.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

EPC

The property has an EPC of D.

VAT

VAT will be payable on rent.

VIEWINGS & FURTHER INFORMATION

Strictly by appointment via:



Colin McGhee
colin.mcghee@savills.com

Hannah Lowe
hannah.lowe@cbre.com

David Cobban
dcobban@savills.com

Andy Cunningham
andy.cunningham@cbre.com

www.trilogybusinesspark.com

Savills / CBRE for themselves, and where applicable their joint agent(s), and for vendors or lessors of this property whose agents they are give notice that: i) these particulars are produced in good faith and are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them; ii) no person in the employment of Savills / CBRE, and where applicable their joint agent(s), has any authority to make or give any representation or warranty in relation to this property. November 2019.