

# NEWLY REFURBISHED OFFICES TO LET AVAILABLE NOW!

**HAWK**

6,060 - 12,142 Sq Ft







## 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





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



TYPICAL FLOORPLATE

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:

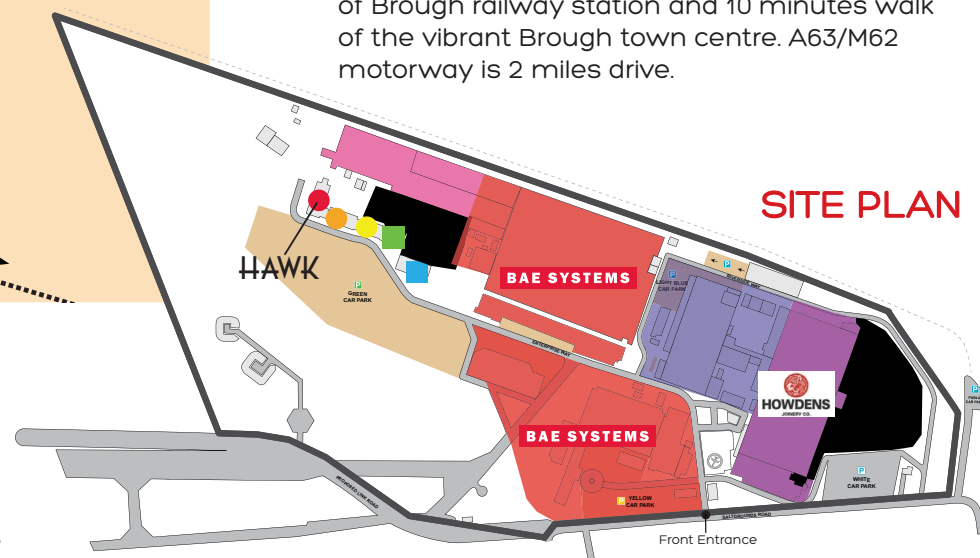
HAWK	Sq M	Sq Ft
Ground Floor Suite	563	6,060
First Floor Suite	565	6,082
TOTAL	1,128	12,142





## 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.



## 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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