

Building 1

For Sale + To Let

Goodman

space to grow +



Building 1 - 26,339 sq ft (2,446.96 sq m)

Attractive three storey building situated prominently at the entrance to the park with the benefit of extensive dedicated car parking.

Specification

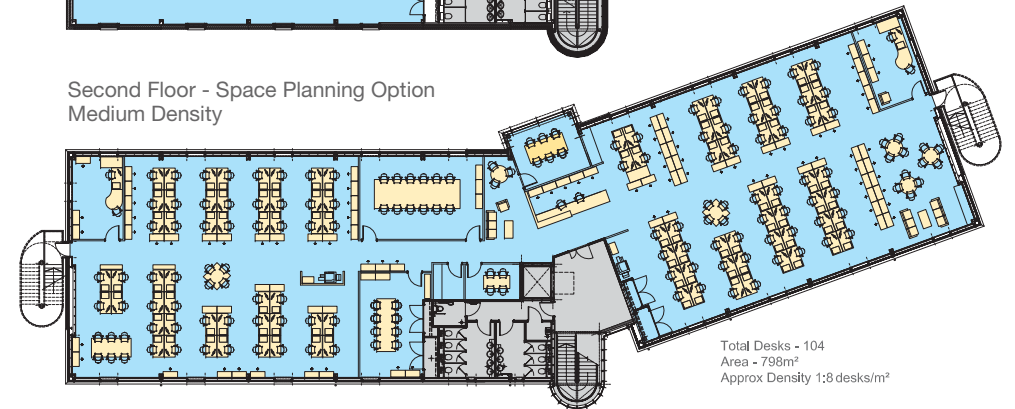
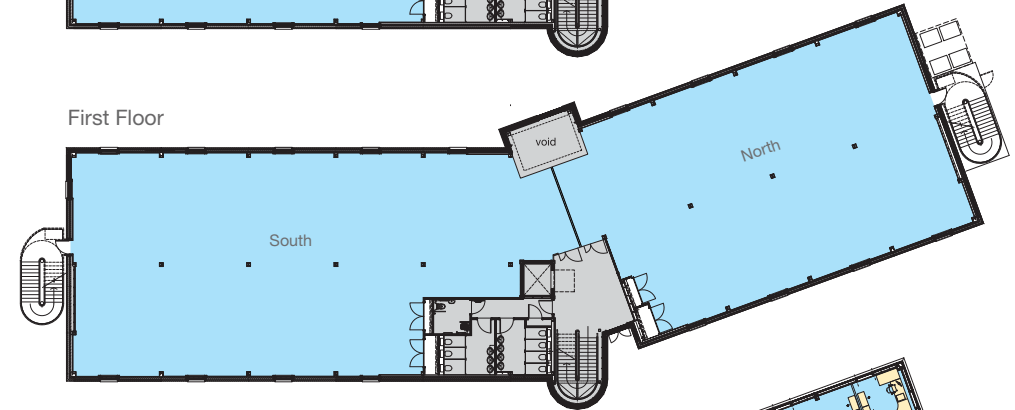
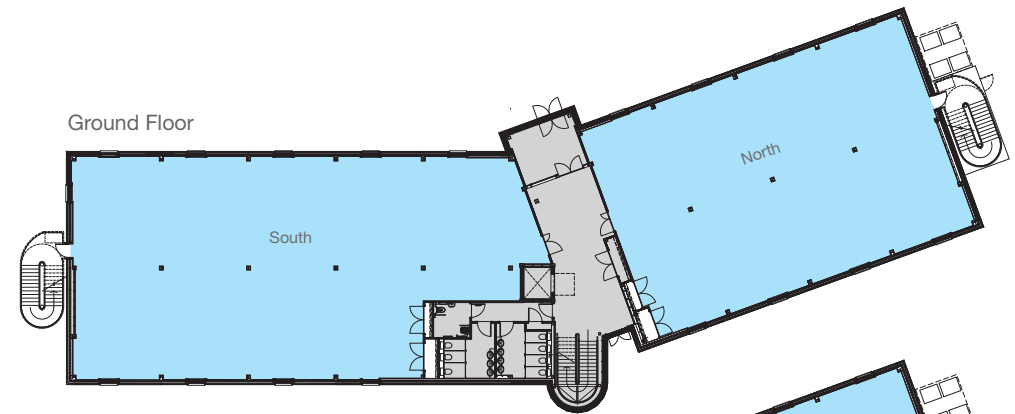
- + 'Very Good' BREEAM Rating
- + B+ EPC Rating
- + Distinctive design with striking, double height entrances
- + Open plan, efficient office floor plates
- + Fully accessible raised access flooring with minimum 120mm clear void
- + Suspended ceiling incorporating LG 7 compatible lighting
- + 2.9m clear floor to ceiling height
- + Gas fired central heating
- + Double glazing with opening windows
- + Ability to fit comfort cooling
- + 13 person passenger lift
- + Dedicated male, female and disabled toilets on each floor
- + Shower facilities
- + Cycle racks
- + DDA Compliant
- + 99 car spaces



Schedule of Accommodation

| Floor | Sq ft | Sq m |
|---------------------|---------------|-----------------|
| Second | 9,016 | 837.59 |
| <i>First North</i> | <i>3,988</i> | <i>370.45</i> |
| <i>First South</i> | <i>4,831</i> | <i>448.82</i> |
| First Total | 8,819 | 819.27 |
| <i>Ground North</i> | <i>3,815</i> | <i>354.44</i> |
| <i>Ground South</i> | <i>4,689</i> | <i>435.66</i> |
| Ground Total | 8,504 | 790.10 |
| Total | 26,339 | 2,446.96 |

Suites available from
3,815 sq ft (354.44 sq m)



Westpoint Business Park

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These particulars are believed to be correct at the time of publication, but their accuracy is in no way guaranteed, neither do they form any contract. All areas, distances and travel times are approximate. August 2009