

FORUM.3

A NEW PERSPECTIVE
OFFICE SPACE FROM 3,309 - 27,362 SQ FT



FORUM.3

SPECIFICATION

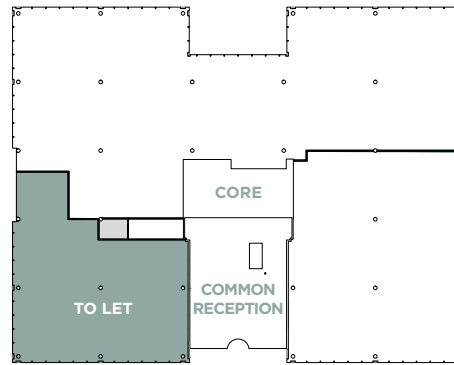
- Stunning full height atrium
- Flexible floorplate with full height glazing
- All available space is fully refurbished
- 4-pipe fan coil air conditioning
- Suspended ceilings with LED lighting
- Dedicated fibre lease line to all floors
- Full access raised floors
- Car parking ratio 1:270 sq ft
- Male, female and disabled WCs on all floors
- 2 x 13-person passenger lifts
- Beautiful second floor lakeside terrace
- Shower facilities on each floor
- EPC Rating C 68

ACCOMMODATION

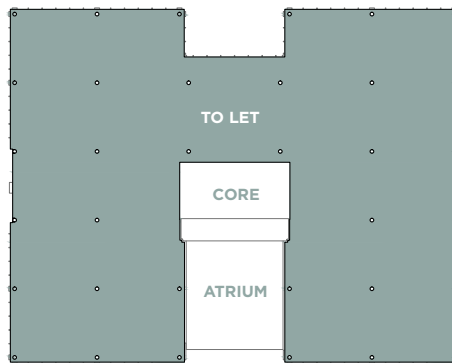
	SQ M	SQ FT
2 nd Floor Suite 2	628.3	6,763
1 st Floor	1,606.3	17,290
Ground Floor	307.4	3,309
Total	2,542	27,362

Measured on an IMPS3 basis

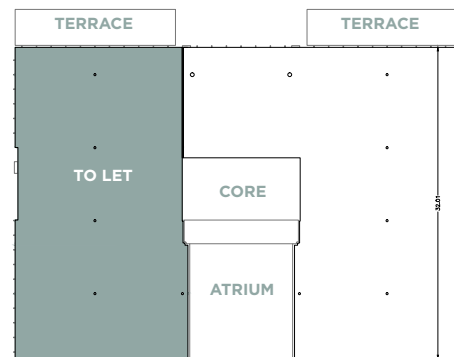
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GROUND FLOOR PLAN
3,309 SQ FT (307.4 SQ M) IMPS3



FIRST FLOOR PLAN
17,290 SQ FT (1 606.3 SQ M) IMPS3



SECOND FLOOR PLAN
6,763 SQ FT (628.3 SQ M) IMPS3



Forum 3 - 2nd Floor Suite 2



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