



# 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](http://www.trilogybusinesspark.com)



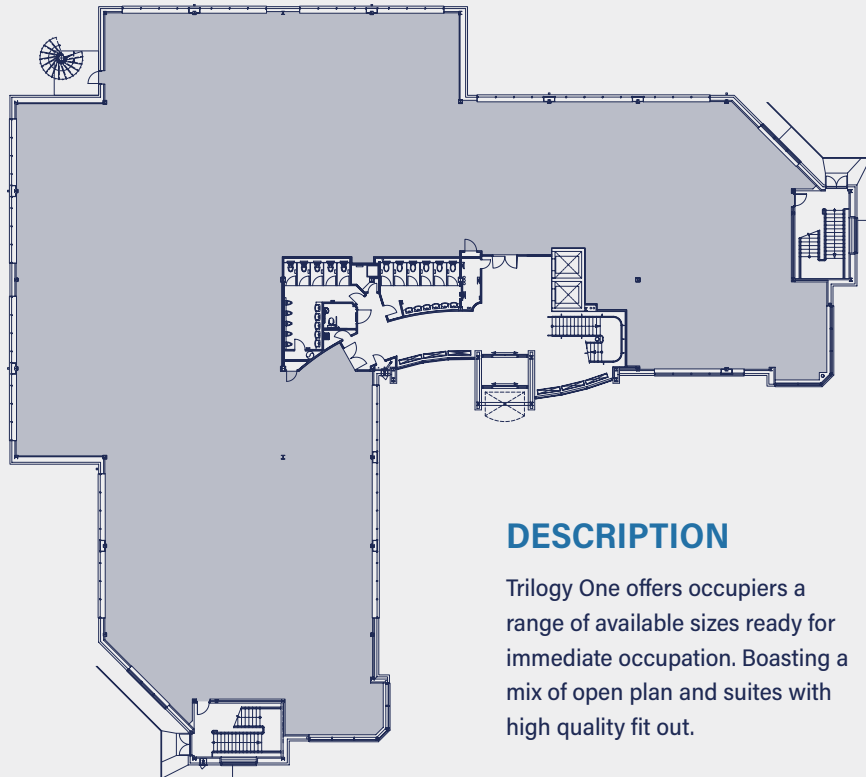
## ACCOMMODATION

The available accommodation has been measured to the following sizes:

Floor	Tenant	Area Sq Ft	Area Sq M
Second	Let to 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	Let to Cisco *	15,100 sq ft	1,402 sq m
		45,300 sq ft	4,207 sq m

\* Available April 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:



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