



Trilogy Three

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

SELF CONTAINED
OFFICES OF UP TO
30,000 SQ FT



www.trilogybusinesspark.com

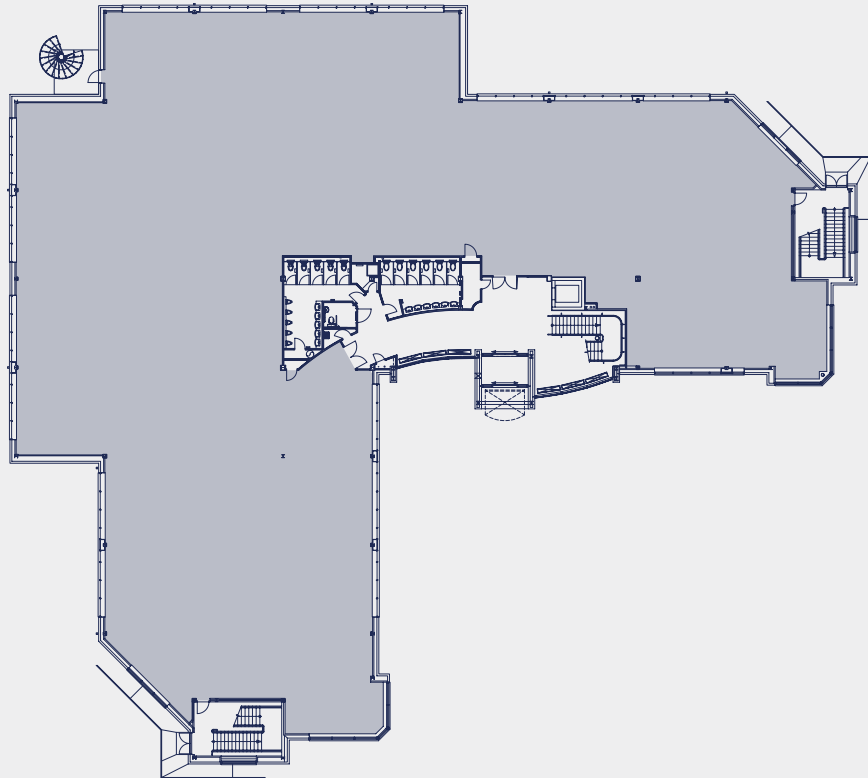
ACCOMMODATION

The available accommodation has been measured to the following sizes:

Floor	Availability	Area Sq Ft	Area Sq M
First	Let to Aggregate Industries *	15,700 sq ft	1,458 sq m
Ground	Let to Laing O'Rourke *	15,558 sq ft	1,445 sq m
		31,258 sq ft	2,903 sq m

* Available April 2020

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



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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