



let ready

Your Studio at Tricorn Studios

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Our offer to you

Botancial Studio

- 18 cabled workstations
- WIFI throughout
- Dedicated private meeting room (10 pax capacity)
- Fully fitted kitchen with dishwasher and fridge
- Soft seating areas and break-out bench
- Access to onsite café for Hot-Desking, breakout and event space

The building

- Landlord operated building
- Dedicated in-house manager
- Access to the free gym, fitness classes, showers & changing rooms
- Ground floor café and co-working, newly refurbished reception
- Building specific Lifestyle app, Life by CEG

Terms

- 3 year lease with annual tenant only break
- 1 month's deposit (incl. notional VAT) and no exit costs
- Fixed monthly rent of £5,000 +VAT covering rent, service charge, insurance, water, 30mbps bandwidth, utilities and access to all building amenities FOC
- One car parking space per studio

Take a virtual tour of the amazing building amenities, free for all tenants:

Our café & coworking space

<https://my.matterport.com/show/?m=V4Qw3dTsc4C>

Our gym & fitness studio with complimentary class programme

<https://my.matterport.com/show/?m=bHkb2kRYRYA>

If you would like to view safely or have any further queries, please contact Theresa.White@ceg.co.uk or call her on 07393140902.



www.letready.co.uk