

Winter 2024 Availability

Office Suite	Floor	Floor Area approx. IPMS3 sq ft	Rates Payable	Service Charge p.a	Rent p.a.x
Building 1000 Lake Views					
002 Central	Ground	3,089	£28,416	£32,311	£77,225
102 West	First	5,991	£60,416	£64,643	£149,775
102A West	First	4,978	£50,176	£53,713	£124,450
103 West	First	6,237	£62,976	£67,297	£155,925
Sub-total (102-103)	First	17,206	£173,568	£185,653	£430,150
203 Central	Second	2,109	£19,200	£22,060	£52,725
204 Central	Second	6,025	£48,640	£65,010	£150,625
204 West	Second	3,089	£15,872	£33,330	£77,225
211 Central	Second	2,242	£20,480	£24,191	£56,050
211b Central	Second	1,066	£9,738	£11,502	UNDER OFFER
217 Central	Second	1,739	£16,384	£18,764	£43,475
303 West	Third	7,813	£74,240	£84,302	£195,325

Building 2000 Lake Views		26,042 sf combined			
Second Floor - Suite B East	Second	4,334	£35,235	£51,791	£108,350
Second Floor - Suite B West	Second	3,727	£30,301	£44,538	£93,175
Third Floor	Top	11,301	£96,256	£135,047	£282,525

Building 4000 With roof terrace		24,577 sf combined			
Ground Floor	Ground	16,669	£133,120	£199,195	£416,725
1st Floor pt (W)	First	7,908	£63,154	£94,501	£197,700

Building 5000					
First Floor pt West	First	15,235	£121,668	£182,058.25	£380,875

Central Square					
Unit D	Retail	1,360	£11,776	£5,195	UNDER OFFER

****Call to enquire about our Rent Incentives****

For further information or to arrange to view please contact:

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- Business Rates: Are estimates and you are advised to make your own enquiries with the local authority or valuation office www.voa.gov.uk before signing a lease.
- Rents quoted are subject to contract.
- Service Charge includes utility costs 2023.
- Car spaces calculated at 1 space per 280 sq ft.



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Joint agent: LSH