

West Wing Ground Floor:
36m x 12m (118'1" x 39'4", overall) Within the main building, comprising a series of areas formerly associated with the adjoining TV Studios, including Assembly Area, Green Rooms and Break Out Area, Male, Female, Disabled Toilets, Shower and Concierge cleaning area in conjunction with:-



Studio 1: 13.18 x 7.42 (43'3" x 24'4"), fully enclosed with no ambient light



Studio 2: 23.69 x 13.18 (77'9" x 43'3") fully enclosed with no ambient light

West Wing First Floor:
36m x 12m (118'1" x 39'4, overall). Including four separate individual enclosed Office spaces, Boardroom, dedicated Kitchen Area together with Male, Female, Disabled Toilets, Shower and Concierge cleaning area

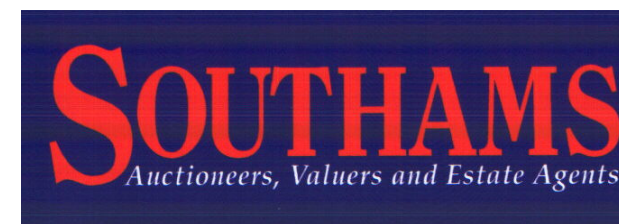


OPENING HOURS:

Monday – Friday 9.00am – 5.00pm; Saturday 9.00am - 2.00pm

WEB SITE:

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**Superior Office Accommodation
Exceptional Location
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**1645 m² For Occupation or Investment
Versatile & Capable of Multiple Units**

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Substantial superior, fully serviced office accommodation, part let, the remainder available as a whole or in suites, set within probably the best dedicated, purpose built commercial property in the district. Standing to the edge of a small business park, with extensive parking, close to the well known market town of Oundle and with immediate access to the A605.

The property is provided with all latest facilities essential for best practice and modern business engagement, to include, wifi with an option for wired network, combined air con and heating, LED lighting, fitted carpets, fitted kitchens, DDA compliant Lift, 24 hour electronic door access & alarm system, dedicated car parking, etc.

There are superb communications giving access to the A1, A14, M1 & M6 with the Kings Cross line accessed at Peterborough or Huntingdon and the St Pancras line accessed from Kettering or Wellingborough



Entrance Vestibule: With two sets of entrance doors for security purposes, one set being automatic

Entrance Atrium: Polished tiled floor, central Reception Desk for security and concierge, stairs to first floor, access to a toilet area.

Office 1:
5.76m x 3.02m (18'11" x 9'11") Fitted carpet, suspended ceiling, inset led lighting.

Office 2:
5.76m x 2.94m (18'11" x 9'8") Fitted carpet, suspended ceiling, inset led lighting.

Office 3:
5.76m x 2.96m (18'11" x 9'8") Fitted carpet, suspended ceiling, inset led lighting.



Main Ground Floor Office 4:
42m x 12m (137'10" x 39'4", overall) Including 4 separate individual enclosed Office spaces, dedicated Kitchen Area together with Male, Female, Disabled Toilets, Shower and Concierge cleaning area



Boardroom 1:
6.31m x 4.62m (20'8" x 15'2") With sliding glass casements to the enclosed outdoor terrace

Boardroom 2:
6.31m x 4.70m (20'8" x 15'5") With sliding glass casements to the enclosed outdoor terrace

