

Part First Floor Grade A Office Space

4,650 sq ft available to let

Building 1420 benefits from extensive recent refurbishment, offering excellent levels of natural light, new reception finishes and improved bathroom,

shower and changing facilities. Close to the Park's amenities at No10, the building is superbly located for the lake, café, gym and Floating Pavilion.

**Summary specification****Double-height reception**

4-pipe fan-coil air conditioning

21m width floorplates

3m floor-to-ceiling height

LED lighting throughout

New reception finishes

Brise soleil louvres

Full access raised floors

1 x 10 person passenger lift

New bathroom, shower and changing facilities

EPC B

CAFÉ AND LAKE
FITNESS GYM @NO10



750+ EVENTS
PER YEAR



FLOATING
MEETING ROOM



49 ACRES OF
SCENIC PARKLAND

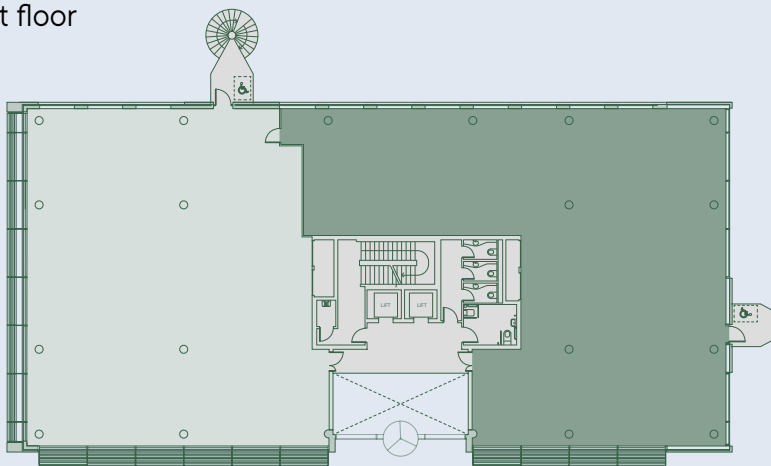
Availability



Indicative floor plan

First floor

- Core
- Outside demise
- Available



(Not to scale, for illustrative purposes only)

Schedule of areas

Floor	Sq ft	Sq m
Part First	4,650	431

Car parking ratio: 1:244

For further information please contact the agents:



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Availability