



B1 or B8 Use Class

Flexible Space

The units offer flexible space for finishing and fit-out to your own specification and business needs

Allocated Parking

All units offer allocated parking

Services

All main services including fibre are available to the units

Business Rates

The units are yet to be assessed for business rates

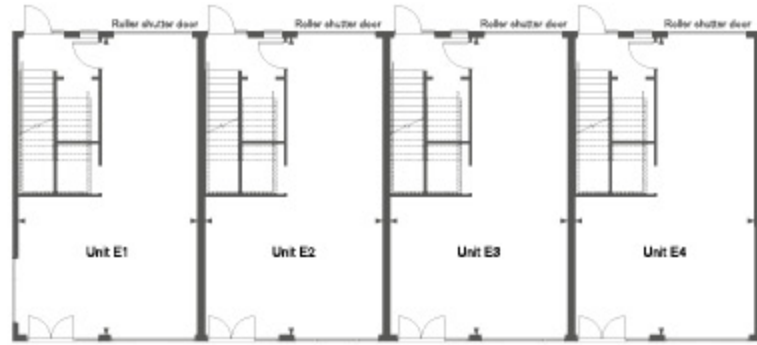
Tenure

The units are offered for sale on a virtual freehold basis (999 year lease)

Legal Costs

Each party to be responsible for their own legal costs

Unit Location



Ground Floor

Unit E1	10.46m x 6.40m (34' 4" x 21' 0")
Unit E2	10.51m x 6.41m (34' 6" x 21' 0")
Unit E3	10.48m x 6.41m (34' 5" x 21' 0")
Unit E4	10.59m x 6.41m (34' 9" x 21' 0")



First Floor

Unit E1	10.68m x 6.37m (35' 1" x 20' 11")
Unit E2	10.68m x 6.37m (35' 1" x 20' 11")
Unit E3	10.68m x 6.34m (35' 1" x 20' 10")
Unit E4	10.68m x 6.40m (35' 1" x 21' 0")



All details are correct at time of going to press. However, Pentland Properties reserve the right to alter specifications at any time without notice and vary the prices accordingly, the contents should be used only as a guide and does not, in any way, form part of a contract or warranty. Dimensions are approximate.