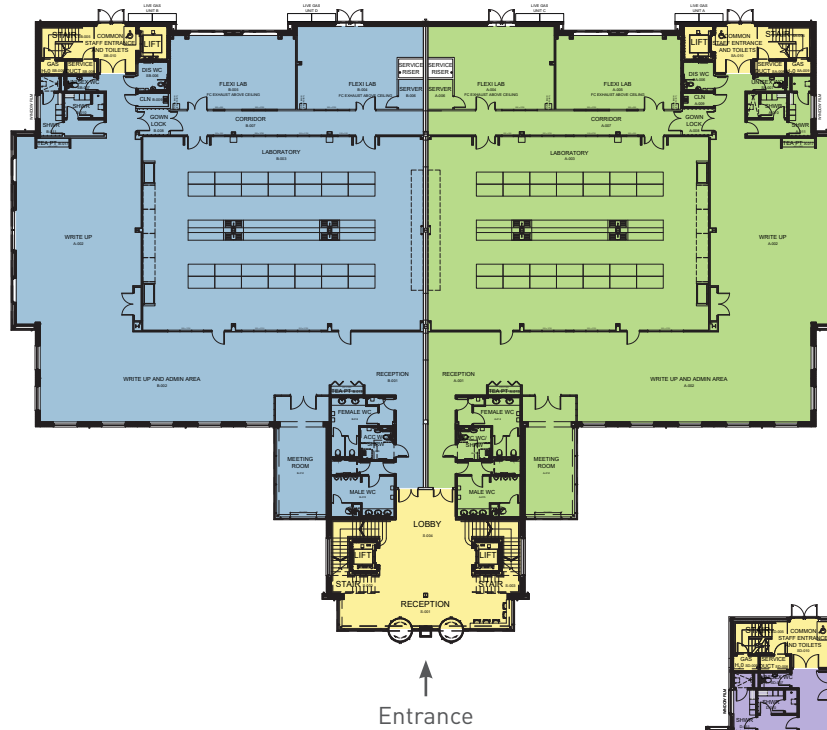


Floor Plans

- Two fume hoods per suite (with provision for a further four per suite) in the main lab
- Ability to have a single fume hood in each of the rear flexi labs
- 30m deep floor plate
- Second floor loft provides four separate sets of individual plant to facilitate each suite
- Male and Female WCs in each unit, and shower facilities
- Two passenger lifts and two goods lifts
- External store provision
- 136 car parking spaces, including six disabled parking spaces and four visitor spaces (with four 22Kw electric car charging points)
- Four 7.4Kw electric car charging points within each suite's allocated car parking
- 28 cycle spaces

Indicative Fit Out Ground Floor Plan



Approximate Gross Internal Areas

■ Ground floor left	892sq m	9,600sq ft
■ Ground floor right	892sq m	9,600sq ft
■ First floor left	845sq m	9,100sq ft
■ First floor right	845sq m	9,100sq ft
Total	3,474sq m	37,400sq ft

Indicative Fit Out First Floor Plan

