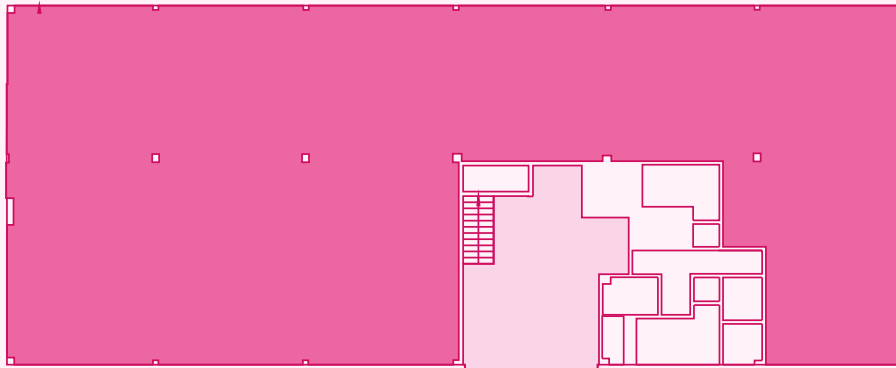
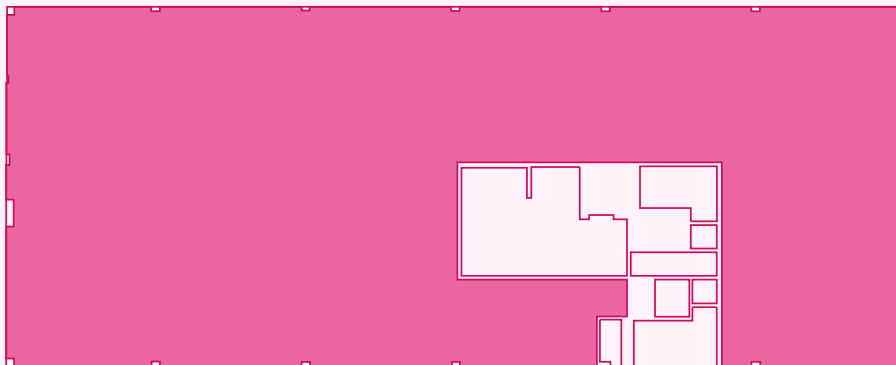


ASPEN FLOORPLAN

GROUND FLOOR



FIRST FLOOR



A total of 10,030 sq ft Grade A office accommodation arranged across two floors, soon to be refurbished to deliver a modern, high-quality workspace with strong sustainability credentials.

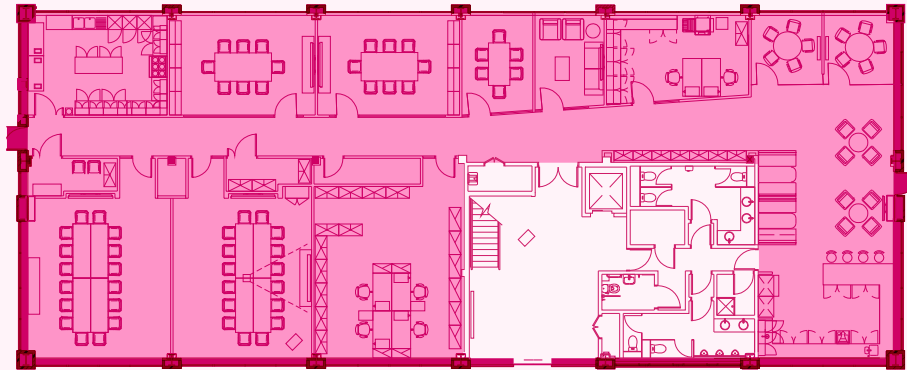
Aspen is a stand-alone building set within landscaped surroundings, offering 32 on-site car parking spaces with a ratio of 1:313. The building has the option to potentially be divided up to create individually occupied floors if required.

A plot and estate service charge is payable and further information on costs can be obtained from the agents.

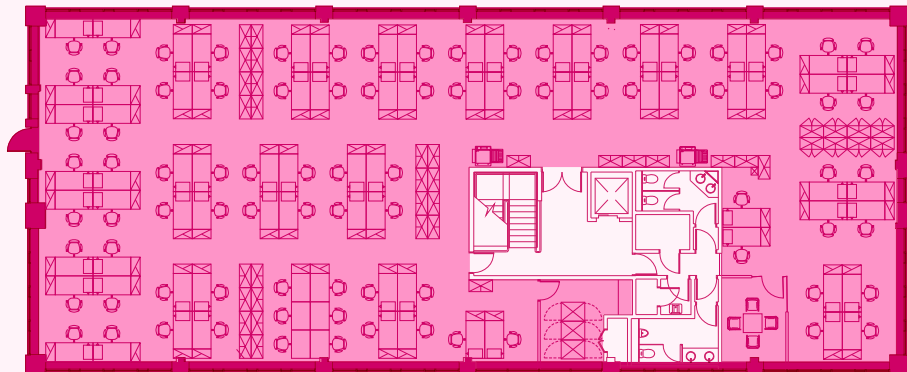
GF OFFICE	4,637 SQ FT	431 SQ M
GF RECEPTION	429 SQ FT	39.9 SQ M
FF OFFICE	4,964 SQ FT	461 SQ M

ASPEN FITOUT

GROUND FLOOR



FIRST FLOOR



- Open-plan bench desking arranged in team clusters across both floors
- Mix of collaboration areas and informal touchdown/breakout space
- Selection of meeting rooms for formal and small-group sessions
- Kitchen/breakout hub to support staff wellbeing and social space
- Support areas including storage and print/copy points
- Layout designed to suit a hybrid working environment, offering a choice of work settings
- Plans show current fit out, upon refurbishment the property would be reinstated to open plan