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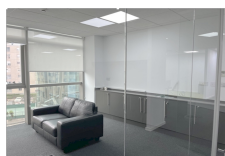
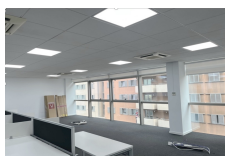
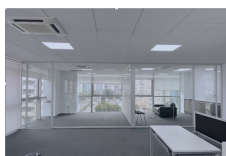
## WEST SIDE AREA

**£850,000/ £6,250 pcm**



### FEATURES

- Lifts
- East/ North facing
- Grade A offices



Ready to move in... This office, on the second floor of Waterport Place, has been fitted to a very high standard. It has solid glass partitions and fully carpeted throughout. Large openable windows provide natural ventilation in addition to mechanical ventilation, cooling and heating is provided. New blinds have been fitted throughout. There are two generous meeting rooms with ample data and power ar to these The wall between the meeting rooms can be folded back should a large conference room be required. There are 18 new work stations fully wired (new) and labelled with power and data fed from the floor so no wiring is visible. The system is ready for a UPS to be simply plugged in giving both mains power and back up power from the UPS. ( not provided) . Wiring above ceiling for TVs and monitors is also provided. There are further new work stations yet to be unpacked and additional new wiring , coiled and labelled, is ready to be connected should additional work stations be required. There is a password/card entry system which the tenant is free to adopt. (New cards and programming will be required by tenant.) The stainless steel kitchen is fully fitted including water heating, dishwasher and microwave. The rent is £75k per pa excluding rates and service charges. The length of lease is negotiable. Contact us for further information or to request an inspection.

<b>Interior Size:</b>	221m <sup>2</sup>	<b>Rates:</b>	TBC
<b>Exterior Size:</b>	N/A	<b>Service Charges:</b>	TBC
<b>Plot Area:</b>	N/A	<b>Price per sqm:</b>	£3,846.15
<b>Furnishing:</b>	Unfurnished		

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