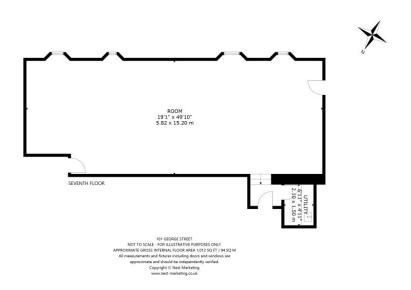


COMING SOON TO LET

853 SQ FT OPEN PLAN OFFICE SPACE ON LEVEL 7



FLOORPLAN:



KEY FEATURES:

- 853 sq ft available on Level 7
- Refurbishment of the suite will commence soon and will include new LED lighting, new carpets, new paintwork and refurbished tea prep area
- Recently refurbished common parts
- Prestigious city centre address with excellent surrounding amenities and transport links
- Communal outdoor terrace
- Concierge service
- Lift access
- Period features

VIEWING & FURTHER INFORMATION:

James Metcalfe james@cuthbertwhite.com 07786 623 282 Chris Cuthbert chris@cuthbertwhite.com 07989 395 165



NOTICE: CuthbertWhite Ltd (for the landlord), whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants and do not constitute part of an offer or contract. Prospective tenants ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of CuthbertWhite Ltd has any authority to make or give any representations or warranty whatever in relation to this property nor enter into any contract on behalf of the landlord. 4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been sold, let or withdrawn. Particulars prepared April 2024.