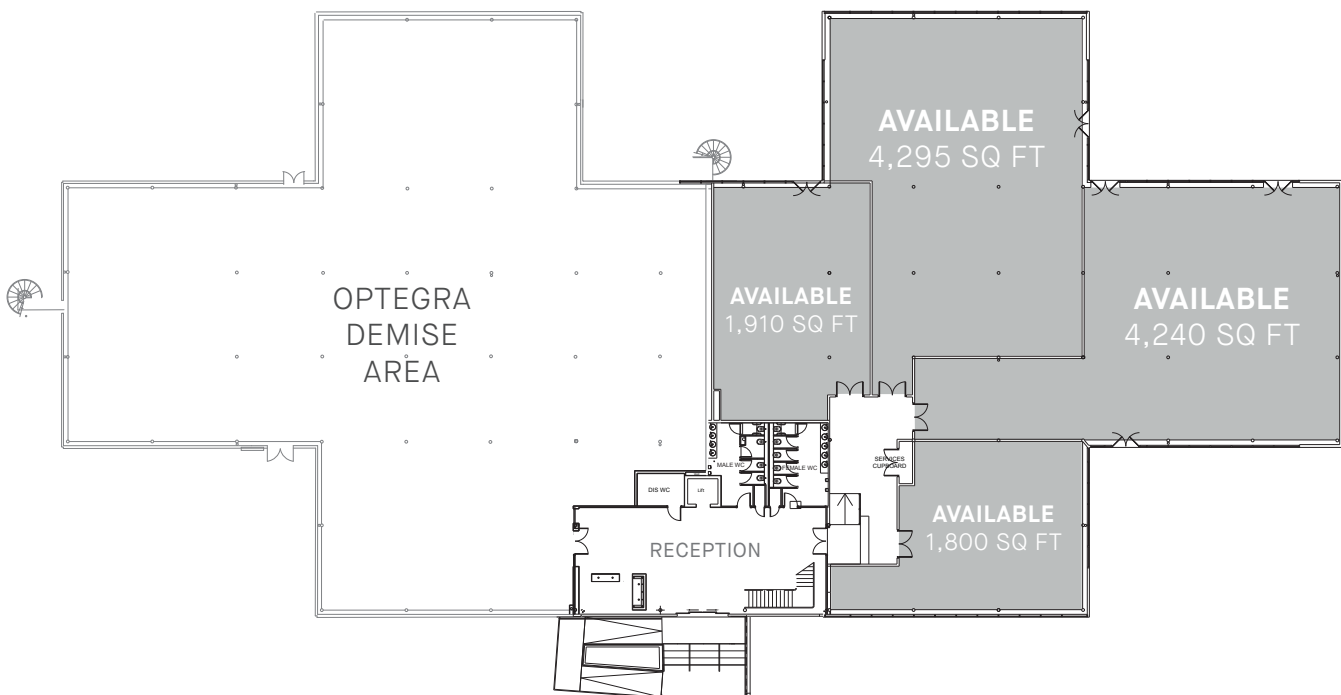


FUSION THREE

AVAILABLE SPACE

1,800 - 12,245 SQ FT

GROUND FLOOR



Rent: £19.50 per sq ft

Rateable Value: Tenants to confirm exact business rates by visiting the Valuation Office Agency website www.voa.gov.uk

Service Charge: £8.19 psf (to 31st Dec 2023)

EPC: B

Parking Ratio: 1:200 sq ft

Legal Costs: Each party to be responsible for its own legal costs incurred in the transaction.

Terms: Available on effectively full repairing and insuring leases either as a whole or in separate suites. Consideration will be given to splitting floors to provide smaller suites, subject to lease terms and covenant.