

# SUITE 2

*second floor*

*area: 4,042 sq ft*

- ~ 16 parking bays*
- ~ Fully fitted kitchen*
- ~ Air conditioning*
- ~ Fully cabled -  
power & CAT5*



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**V.A.T. free building**



# SPECIFICATIONS

## I.T.

Fully Cat 5 cabled back to dedicated 24 port network switch

## FLOORING

High quality Desso carpet Amtico flooring

## ELECTRICAL

New installation with perimeter trunking  
Distribution board and separate meter

## AIR CONDITIONING

High quality heating and cooling AC

## LIGHTING

Flat panel energy efficient LED

## SECURITY

New Paxton door entry system

## KITCHEN

Fully fitted kitchen with tall fridge  
Bosch dishwasher - Under sink hot water boiler  
Quartz breakfast bar & tall chairs  
Variety of high quality furniture including:  
coffee tables, easy chairs, shelving.

## BLINDS

New roller blinds



INDICATIVE FLOOR PLAN

**Williams  
Sillitoe**

**0161 850 8030**

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