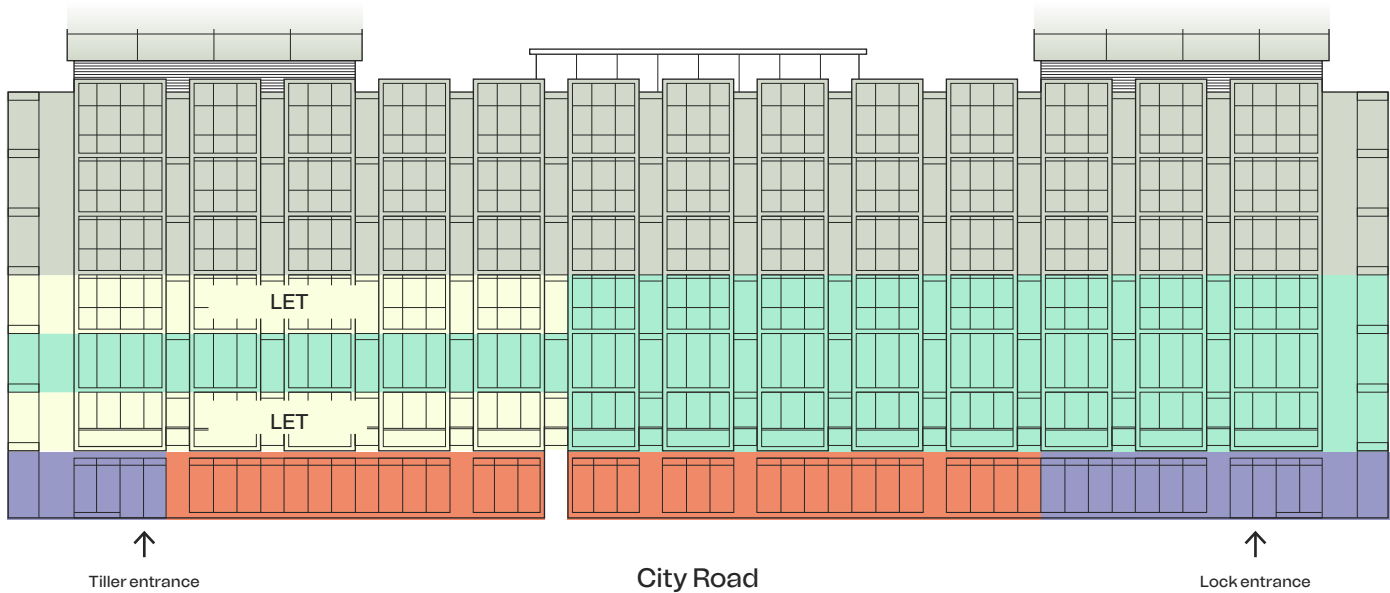




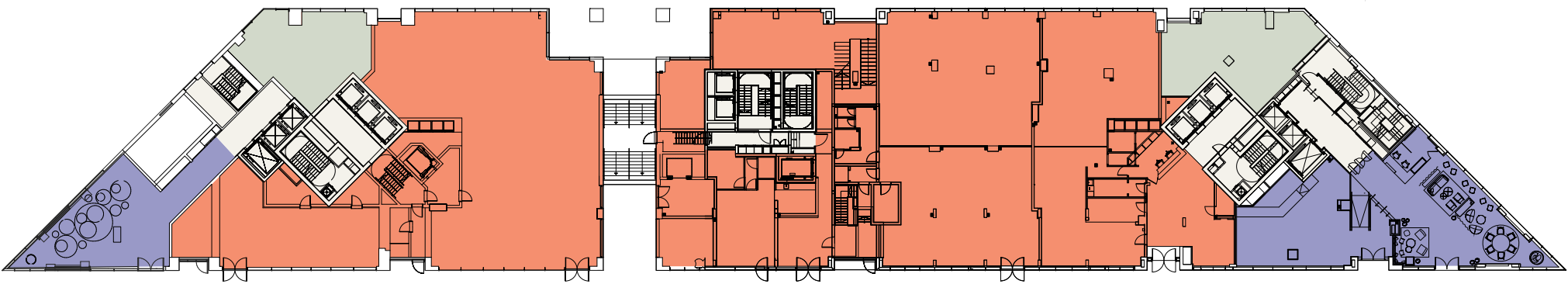
Floor	sq ft	sq m	condition
Third (Lock)	13,307	1,236	Fitted Cat B
Second* (Tiller & Lock)	24,008	2,230	Cat A
First (Lock)	14,725	1,368	Cat A
Ground (Reception / Workspace)			
Total	52,040	4,834	

- Office
- Ground floor reception / workspace
- Residential
- Retail / Leisure

* Can be split providing 10,694 - 13,314 sq ft

Ground floor – Tiller

Ground floor – Lock



City Road

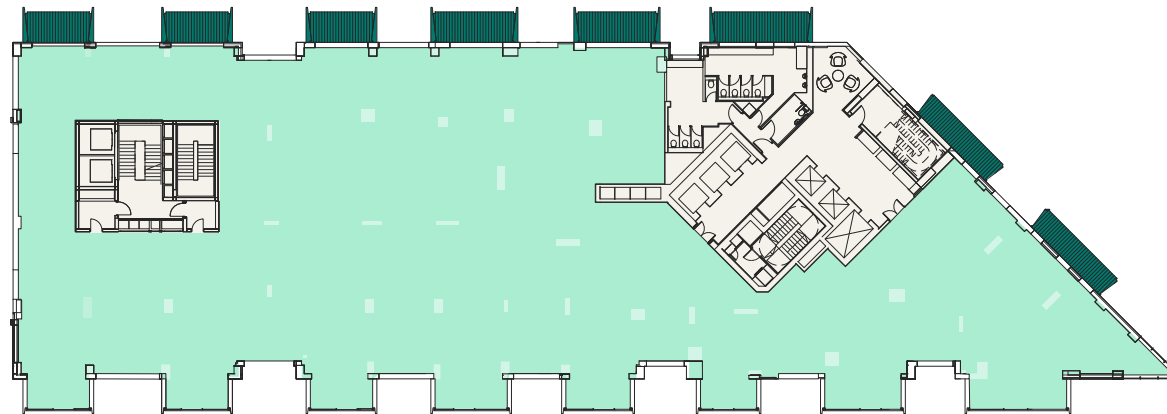
- Office
- Reception
- Terraces
- Core
- Retail / leisure
- Residential



Floor plan not to scale.
For indicative purposes only.

1st floor – Lock

14,725 sq ft



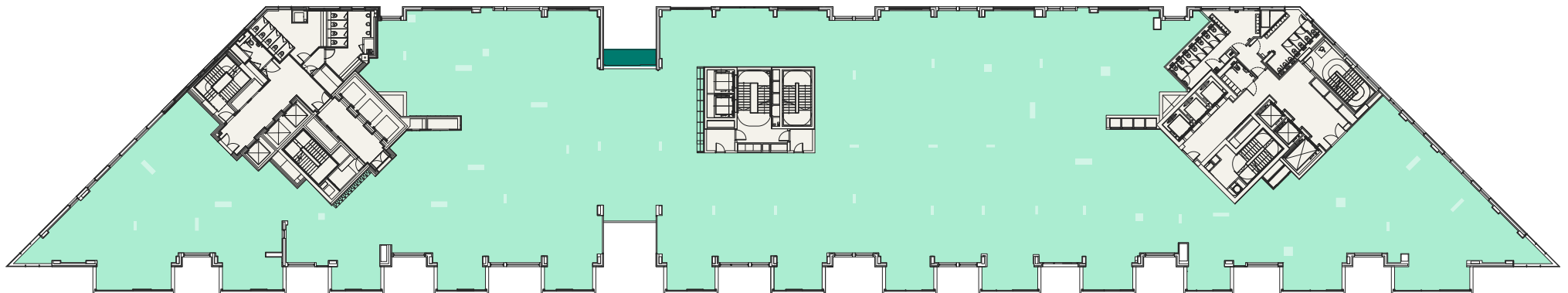
City Road

- Office
- Terraces
- Core



Floor plan not to scale.
For indicative purposes only.

2nd floor
24,008 sq ft



City Road

- Office
- Terraces
- Core

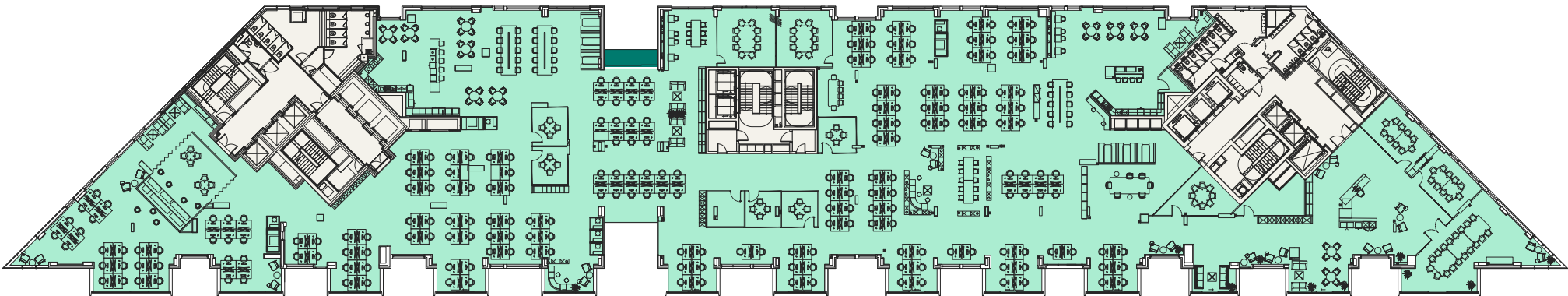


Floor plan not to scale.
For indicative purposes only.

2nd floor space plan (A)

Open plan workstations	220	Reception	1
18 Person boardroom	1	Hot desks seats	15
10 Person meeting room	4	Large breakout space	1
8 Person meeting room	1	Small breakout space	1
4 Person meeting room	5	Comms room	1
Town hall	1	Coffee bar	1
4-6 Person open booth	8		
1-2 Person enclosed booth	9	Occupancy	1:10 sq m

2nd floor – 1:10 Occupational Density
24,008 sq ft



City Road

- Office
- Terraces
- Core

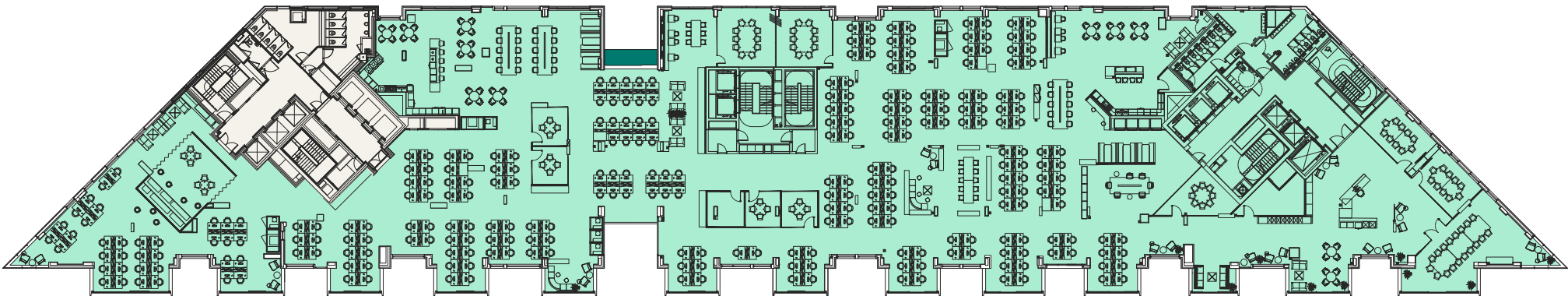


Floor plan not to scale.
For indicative purposes only.

2nd floor space plan (B)

Open plan workstations	276	Reception	1
18 Person boardroom	1	Hot desks seats	14
10 Person meeting room	4	Large breakout space	1
8 Person meeting room	1	Small breakout space	1
4 Person meeting room	4	Comms room	1
Town hall	1	Coffee bar	1
4-6 Person open booth	8		
1-2 Person enclosed booth	9	Occupancy	1:8 sq m

2nd floor – 1:8 Occupational Density
24,008 sq ft



City Road

- Office
- Terraces
- Core

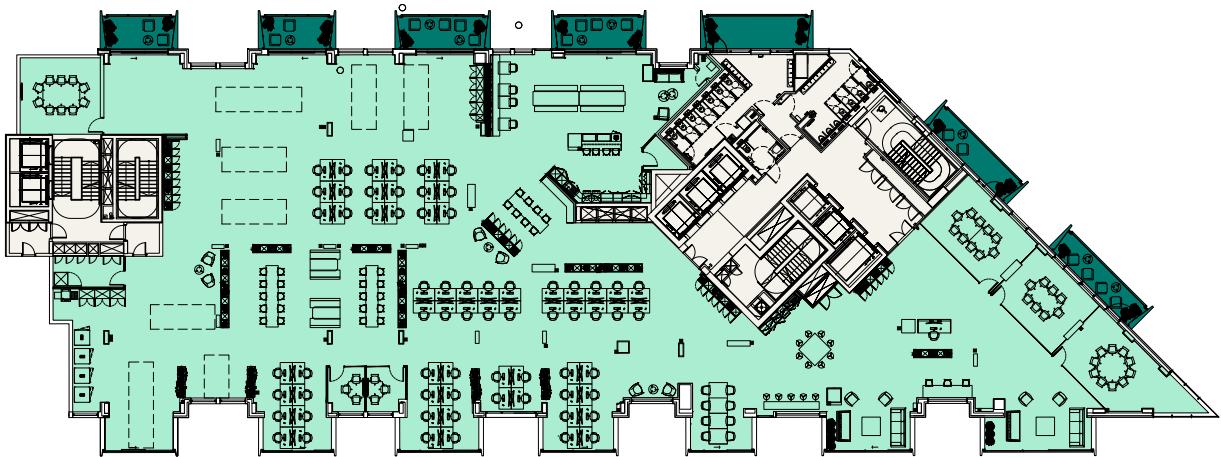


Floor plan not to scale.
For indicative purposes only.

3rd floor – fully fitted

Open plan workstations	126	Reception	1
10 Person meeting rooms	3	Hot desks seats	8
8 Person meeting room	1	Breakout areas	6
3 Person meeting rooms	2	Comms room	1
4–6 Person open booths	2		
Phone booths	4	Occupancy	1:10 sq m

3rd floor – Lock
13,307 sq ft



City Road

- Office
- Terraces
- Core



Floor plan not to scale.
For indicative purposes only.