



# Limbrook









Oasis Business Park



**TO LET** Extensively refurbished offices 2,070 sq ft – 17,772 sq ft

## DESCRIPTION

Limbrook comprises a large detached three storey office building of a steel framed construction with fully glazed elevations. The building has been fully refurbished to provide high quality office accommodation. The refurbishment has included the following works:

-  New suspended ceiling
-  LED Lighting
-  New air conditioning system
-  New Lift
-  71 car parking spaces
-  Fully refurbished reception area
-  New WCs and shower facilities
-  Electric vehicle charging points

## ACCOMMODATION

The property benefits from the following net internal floor areas:

		Sq FT	Sq M
<b>Ground floor</b>	Suite 1	2,070	192.26
	Suite 2	2,698	250.62
	Suite 3	2,409	223.79
<b>First floor</b>	Suite 4	2,129	197.80
	Suite 5	5,185	481.64
<b>Second floor</b>	Suite 6	1,486	138.08
	Suite 7	1,796	166.82
<b>Total</b>		<b>17,772</b>	<b>1,651.01</b>

## LEASE TERMS

The property is available to let on a new full repairing and insuring lease for term to be agreed. Quoting terms upon application.

## OUTGOINGS

Business Rates - 2017 Rateable Value: £246,000 (to be split)

## VAT

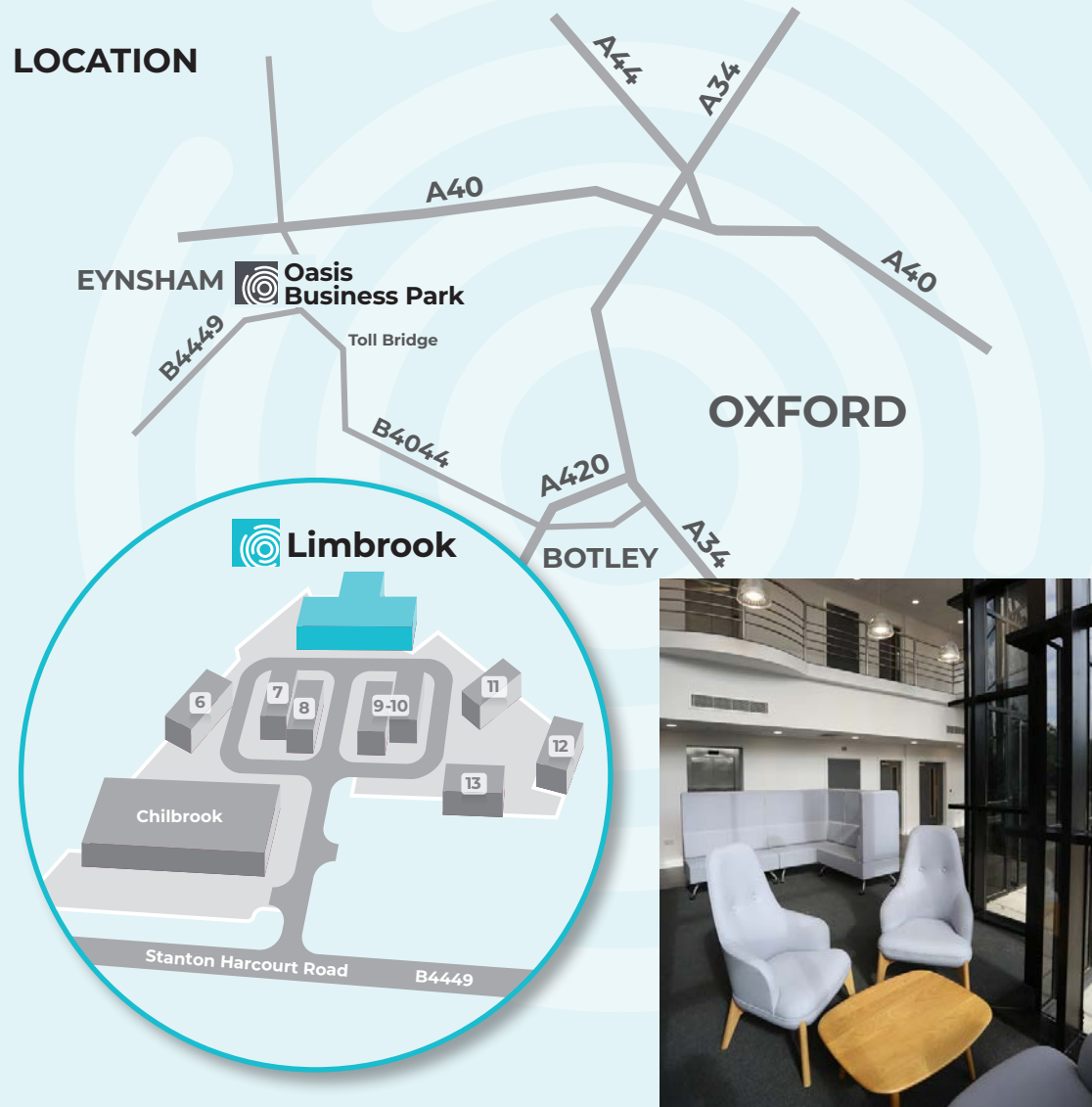
All figures within these terms are exclusive of VAT, where chargeable.

## LEGAL COSTS

Each party will bear their own legal costs incurred in connection with this transaction.



## LOCATION



## ALL ENQUIRIES



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