









12 Arthur St boasts excellent transport connections, a local lifestyle and bright contemporary workspace.

## amenities

-  New VRF air conditioning
-  New metal tile suspended ceilings
-  New raised floors (100mm overall)
-  Remodelled entrance hall
-  New commuter facility
-  New LED lighting
-  New WCs
-  1:8 sq m occupational density

## space

| Floor        | Sq Ft         | Sq M         | Status    |
|--------------|---------------|--------------|-----------|
| 10           | -             | -            | LET       |
| 9            | -             | -            | LET       |
| 8            | 8,723         | 810          | Available |
| 7            | -             | -            | LET       |
| 6            | -             | -            | LET       |
| 5            | -             | -            | LET       |
| 4            | 10,205        | 948          | Available |
| 3            | 10,002        | 929          | Available |
| 2            | -             | -            | LET       |
| 1            | -             | -            | LET       |
| Ground       | 7,543         | 701          | Available |
| <b>Total</b> | <b>36,473</b> | <b>3,388</b> |           |

## terms

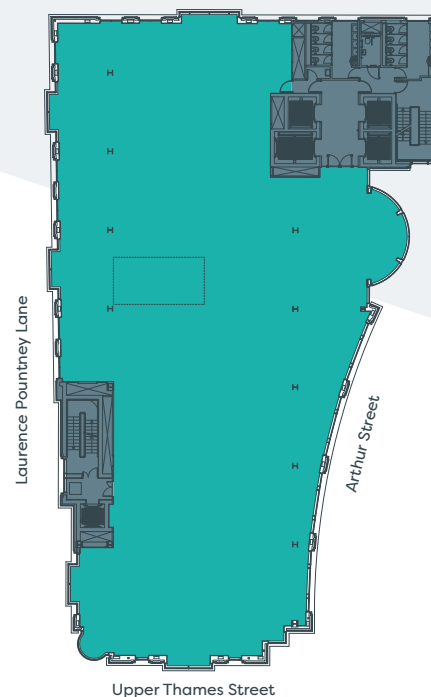
**Lease**  
By arrangement

**Quoting Rent**  
Upon application

**Business Rates (Est)**  
£19.25 per sq ft pa

**Service Charge (Est)**  
£12.72 per sq ft pa

## typical floor (4th)



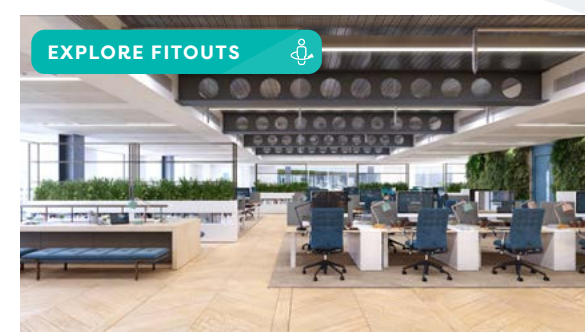
- key
- office
  - core
  - lifts
  - inter-connecting staircase



EXPLORE RECEPTION



EXPLORE ALL FLOORS



EXPLORE FITOUTS



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