

strata

Availability

Strata: a unique 90,000 sq ft office headquarters, combining stunning modern design with high quality specification. Its impressive size and town centre location make this a rare opportunity to take your business to a new level.

Following the letting of the Ground and First Floors to cloud business ServiceNow, the remaining available accommodation is the Second Floor, comprising 30,432 sq ft NIA, which is provided with 67 car parking spaces.

Design features

90,000 sq ft

Large floor plates of 30,000 sq ft

196 car parking spaces

Stunning triple height reception area

Extensive and mature private gardens

Large open terrace and central landscaped courtyard

Cycle parking spaces with lockers and showers

Male, female and disabled WC facilities

VRF air conditioning, raised floors and metal ceiling tiles

Sustainability

Sustainable design

BREEAM rating 'Excellent'

EPC rating of B(33)

Lighting – daylight dimming and PIR control

Air source heat pumps

Low water volume taps and flush WCs

Electric car charging points

Approximately 200 sq m of photovoltaic cells

Energy metering and sub metering

Availability – Floor plans

Second floor

2

Floor area	sq ft	sq m
2nd floor	30,432	2,827.3
1st floor	LET	LET
Ground floor	LET	LET
Total	30,432	2,827.3

