

# SUITE 1

*ground floor*

*area: 600 sq ft*

*~ Fully cabled - power & CAT5*

*~ Air conditioning*

*~ LED lighting*

*~ 3 parking bays*



0161 941 7788

[office@selbournegroup.com](mailto:office@selbournegroup.com)

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



# SPECIFICATIONS

## I.T.

Fully Cat 5 cabled back to dedicated 12 port network switch

## FLOORING

High quality Desso carpet Amtico flooring

## ELECTRICAL

New installation with perimeter trunking  
Distribution board and separate meter

## AC

New Daikin ceiling mounted cassettes

## KITCHEN

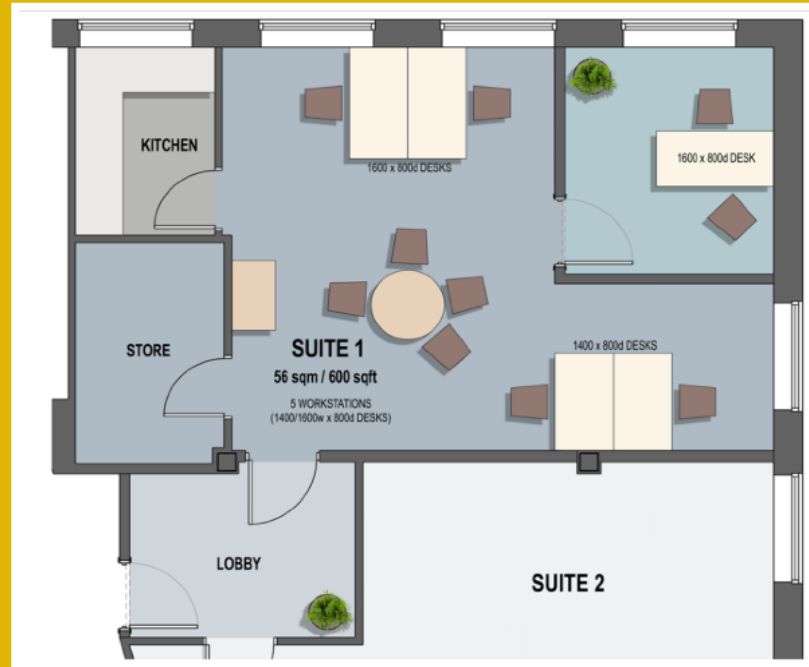
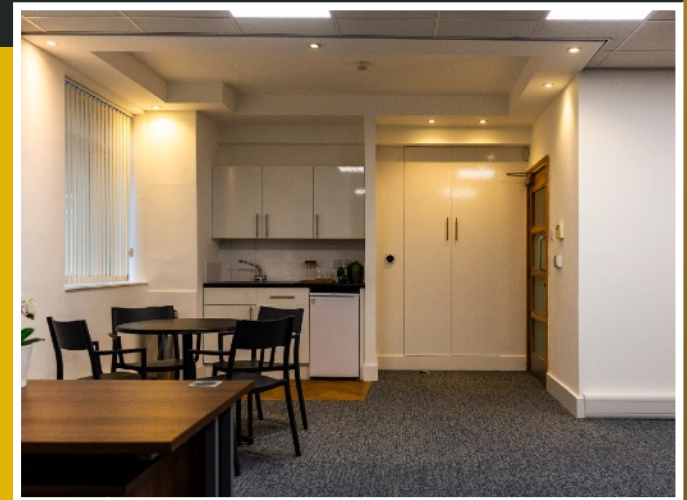
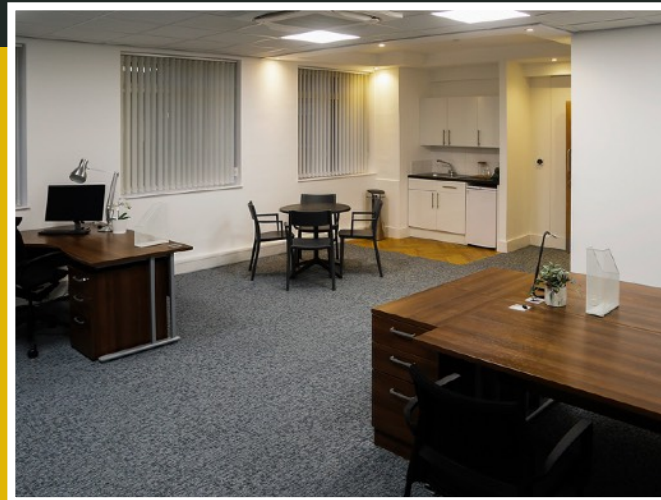
Individual kitchen with fridge

## LIGHTING

Flat panel energy efficient LED

## PARKING

3 parking bays



## INDICATIVE FLOOR PLAN

Simon Gardener

07557853813

[sg@willsill.co.uk](mailto:sg@willsill.co.uk)

James Dickinson

07876 654062

[james@canningoneill.com](mailto:james@canningoneill.com)

**Williams  
Sillitoe**  
**0161 850 8030**  
[willsill.co.uk](http://willsill.co.uk)

**CANNING  
O'NEILL**  
[canningoneill.com](http://canningoneill.com)  
**0161 244 5500**