

# FUSION ONE

AVAILABLE SPACE  
UP TO 11,950 SQ FT



**Rent:** £18.75 per sq ft

**Rateable Value:** Tenants to confirm exact business rates by visiting the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** £6.68 per sq ft

**EPC:** B

**Parking Ratio:** 1:200 sq ft

**Legal Costs:** Each party to be responsible for its own legal costs incurred in the transaction.

**Terms:** Available on effectively full repairing and insuring leases either as a whole or in separate suites. Consideration will be given to splitting floors to provide smaller suites, subject to lease terms and covenant.