



Maillard  
& Co

£ 217,353

1st Floor Limegrove House, 1st Floor Limegrove House

To Let



8202 Sq Ft

Prominent location	Secure underground car park
Fully fitted office accommodation	7,857 sq ft

## Property details

Fully fitted 1st floor office accommodation

Lime Grove House provides a purpose built four storey prime office building which has been fitted out to high standard. The offices are fully fitted and provide a contemporary mix of open plan and cellular offices/meeting rooms together with ample breakout areas creating a modern community space. The offices are ready for immediate occupation. The third floor provides several large meeting rooms and two boardrooms as well as a large staff canteen and breakout area.

In addition, the building boasts a range of on-site parking facilities with covered cycle storage and 31 parking spaces with men and women's shower and changing facilities. The building is also fibre connected. It should also be noted that the usability of all operational floor space has been maximised configuration wise, and emphasis placed on the creation of a bright and airy working environment.

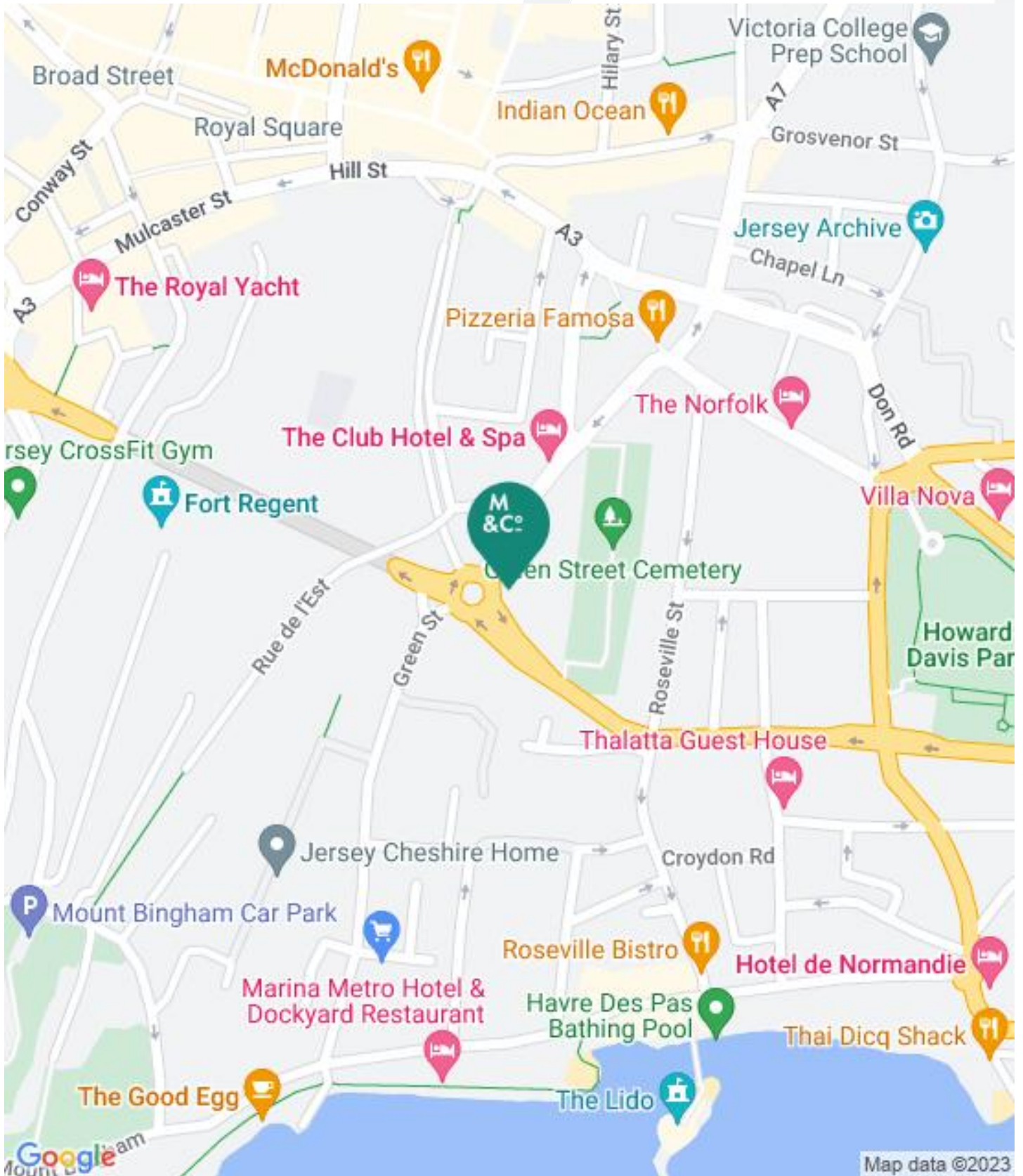
The building specification is as follows:

- Full access raised floor incorporating 150mm clear void to all office areas
- High quality suspended ceiling incorporating category two recessed lighting
- Comfort cooling/heating throughout office areas
- Two 10 passenger lifts
- Hardwood doors, frames and skirting to all areas
- Shower room (on first floor)
- Separate male and female WC facilities on each floor









# Commercial contacts

# To Let

## Simon Gale

---

Head of Commercial  
sgale@maillardandco.com  
01534 883144



## Disclaimer

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.



Maillard  
&C<sup>o</sup>

---

---

[commercial@maillardandco.com](mailto:commercial@maillardandco.com)

---

[www.maillardandco.com](http://www.maillardandco.com)

---

01534 880 880