

# FORUM.3

A NEW PERSPECTIVE  
OFFICE SPACE FROM 3,287 - 26,183 SQ FT



# FORUM.3

## SPECIFICATION

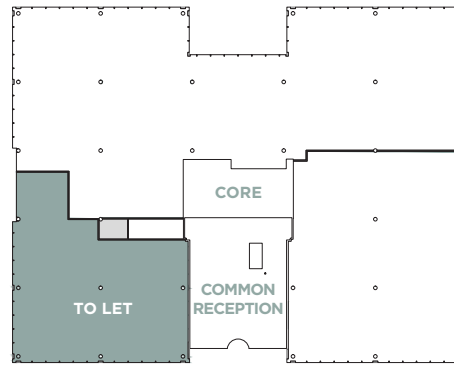
- Stunning full height atrium
- Flexible floorplate with full height glazing
- All available space is fully refurbished
- 4-pipe fan coil air conditioning
- Suspended ceilings with LED lighting
- Dedicated fibre lease line to all floors
- Full access raised floors
- Car parking ratio 1:257 sq ft
- Male, female and disabled WCs on all floors
- 2 x 13-person passenger lifts
- Beautiful second floor lakeside terrace
- Shower facilities on each floor
- EPC Rating C 68

## ACCOMMODATION

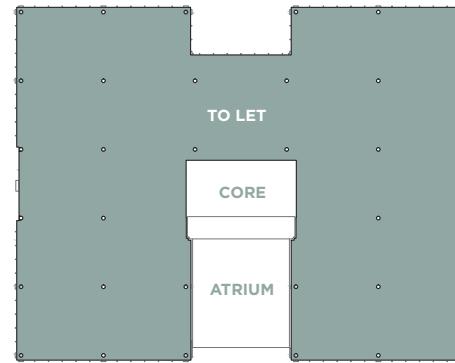
	SQ M	SQ FT
2 <sup>nd</sup> Floor Suite 2	554	5,963
1 <sup>st</sup> Floor	1,573	16,933
Ground Floor	305	3,287
<b>Total</b>	<b>2,432</b>	<b>26,183</b>

Measured on a NIA basis

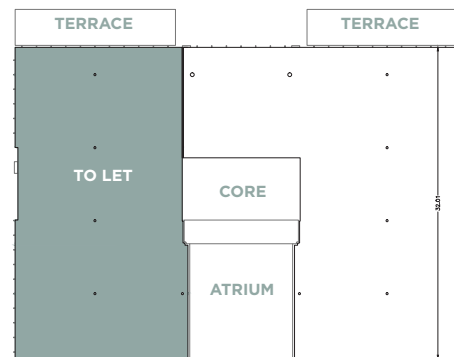
THEFORUMSOLENT.CO.UK



**GROUND FLOOR PLAN**  
3,287 SQ FT (305 SQ M) NIA



**FIRST FLOOR PLAN**  
16,933 SQ FT (1,573 SQ M) NIA



**SECOND FLOOR PLAN**  
5,963 SQ FT (554 SQ M) NIA



Forum 3 - 2nd Floor Suite 2



**Vail Williams**  
023 8082 0900  
vailwilliams.com

**Nik Cox**  
ncox@vailwilliams.com

**realest**  
023 8202 3999  
info@realest.uk.com www.realest.uk.com

**Steve Williams**  
steven.williams@realest.uk.com

**ALCHEMY ASSET MANAGEMENT**

MISREPRESENTATION ACT 1967. Vail Williams and Realest for themselves and for the vendors or lessors of these properties whose agents they are, give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. ii) All descriptions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All dimensions and areas are approximate. iii) No person in the employment of has any authority to make or give any representation or warranty in relation to this property. FINANCE ACT 1989 Unless otherwise stated, all prices and rentals quoted are exclusive of Value Added Tax to which they may be subject. PROPERTY MISDESCRIPTION ACT 1991 These details are believed to be correct at the time of compilation, but may be subject to subsequent amendment.

Designed and produced by kubiakcreative.com 193679 02/20