

A Hubworks business unit is a mix of premium two storey office AND warehouse, studio, showroom or workshop space. All together in one place. A brand-new concept designed for growing enterprises, perfect for a new HQ or regional depot.

### External features

1,550 sq. ft across 2 floors

3rd party site management company

Electric roller shutter door

Estate CCTV

First floor - office/stores  
2.5m height apx

Free onsite parking

Free professional signage

Ground floor - warehouse  
3.4m height apx

Perimeter fencing and lockable gates

Visitor entrance

### Sustainable building facilities

Air source heat pumps\*

All brick / Slate roof

Cycle storage

EPC A rated

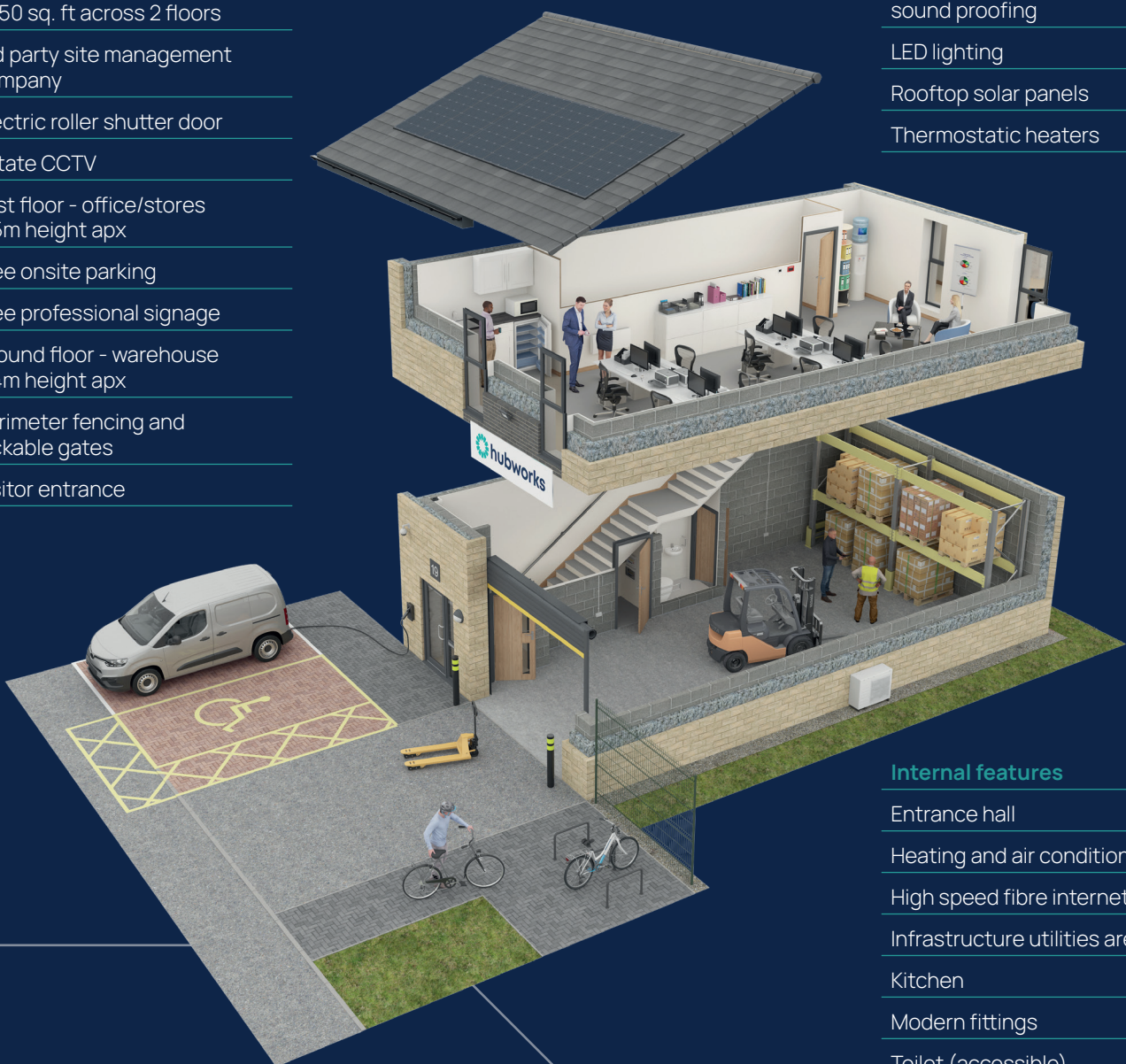
EV car charging

Insulated for heat, cool and sound proofing

LED lighting

Rooftop solar panels

Thermostatic heaters



### Internal features

Entrance hall

Heating and air conditioning

High speed fibre internet

Infrastructure utilities area

Kitchen

Modern fittings

Toilet (accessible)