

# artisan

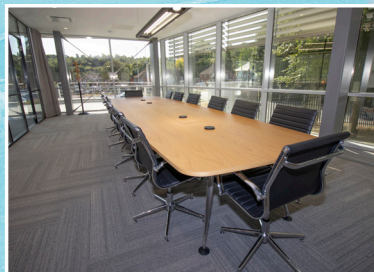
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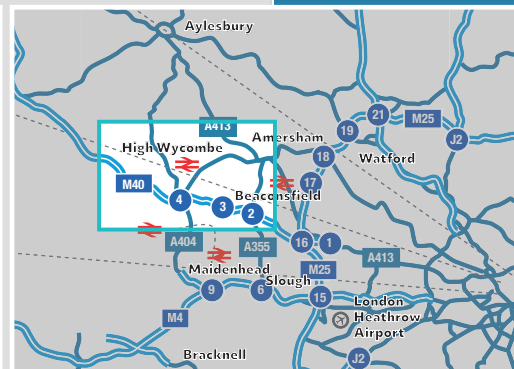
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**From 783 to 3,549 sq.ft.**  
From 72.8 to 329.7 sq.m.

artisan





## DESCRIPTION

Artisan provides a secure self-contained office building providing some 75,901 sqft (7,051 sqm) of accommodation within seven acres of landscaped grounds. The property also benefits from an in-house restaurant/cafe, meeting room facilities and 24h security.

## ACCOMMODATION

Second Floor Suite H2	<b>2,036 sq.ft</b>	189.14 sq.m
Third Floor Suite M	<b>2,787 sq.ft</b>	258 sq.m
Third Floor Suite N:	<b>783 sq.ft</b>	72.8 sq.m
<b>TOTAL</b>	<b>5,606 sq.ft.</b>	520.81 sq.m.



## SPECIFICATION

- 7 Acres of secure landscaped grounds
- Excellent car parking
- Air conditioning
- EPC: D
- Café/restaurant
- 24-hour security
- Ample toilet and shower facilities
- 2-3 miles to M40 (Junction 4)
- Meeting room facilities

## COMMUNICATIONS

### Road

M40 (J.4)	2.3 miles
M25	14.1 miles
M4	13.8 miles
Central London	32.5 miles

### Rail

Marylebone	35 mins
Birmingham	60 mins

### Air

Heathrow	23.1 miles
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## TERMS

Highly competitive bespoke leasing packages available.

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