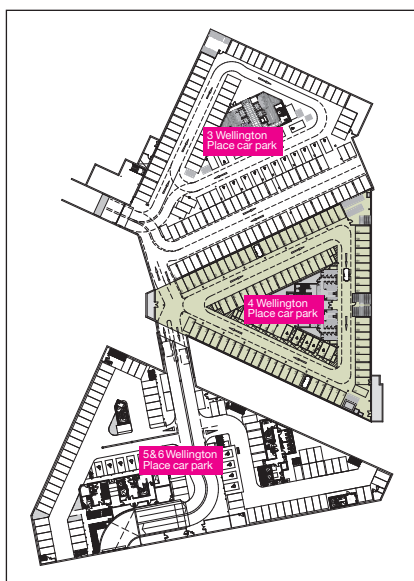
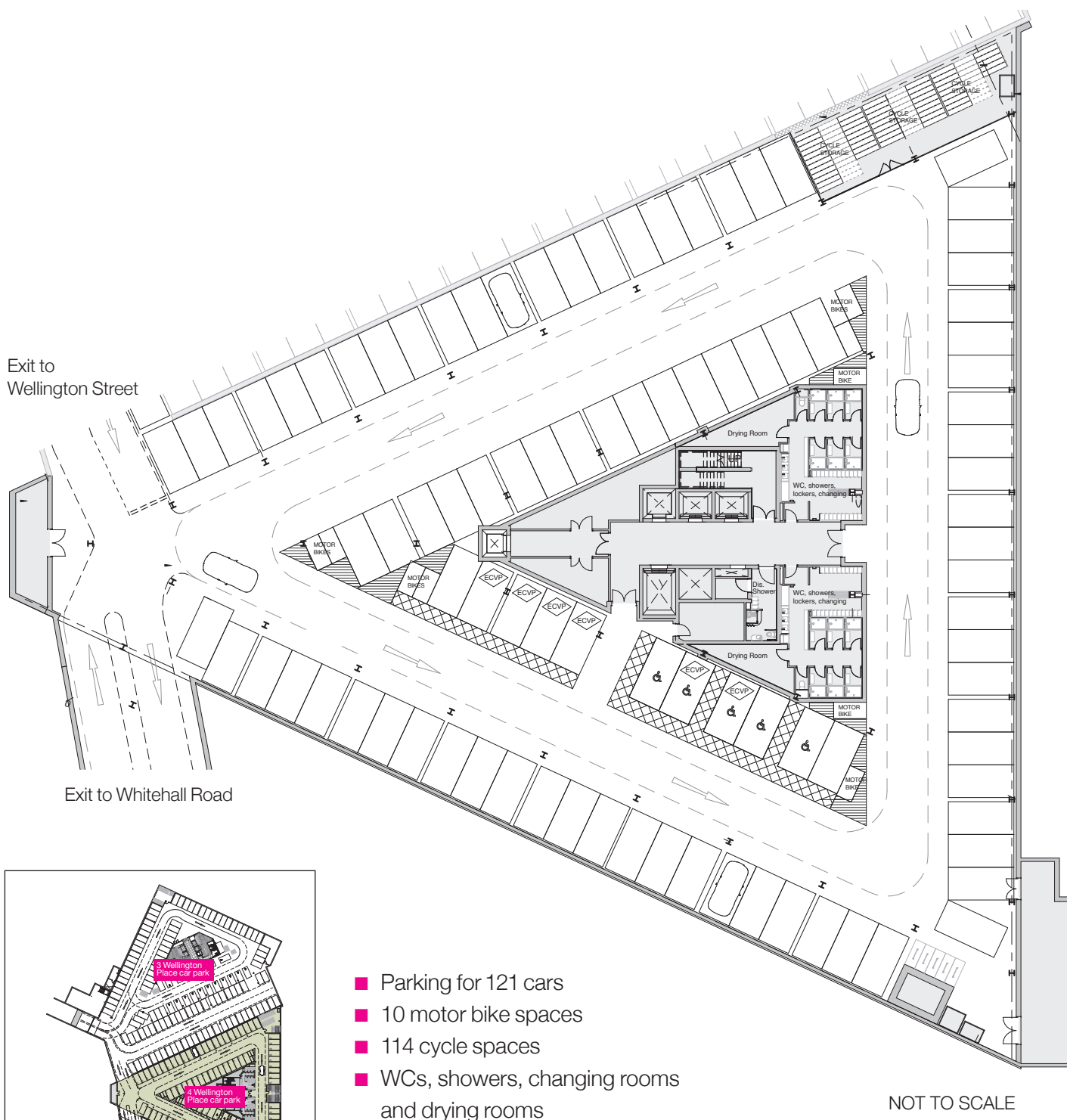


# 4 Wellington Place

## Basement floor

AN **MEPC** ESTATE



- Parking for 121 cars
- 10 motor bike spaces
- 114 cycle spaces
- WCs, showers, changing rooms and drying rooms



Wellington Place

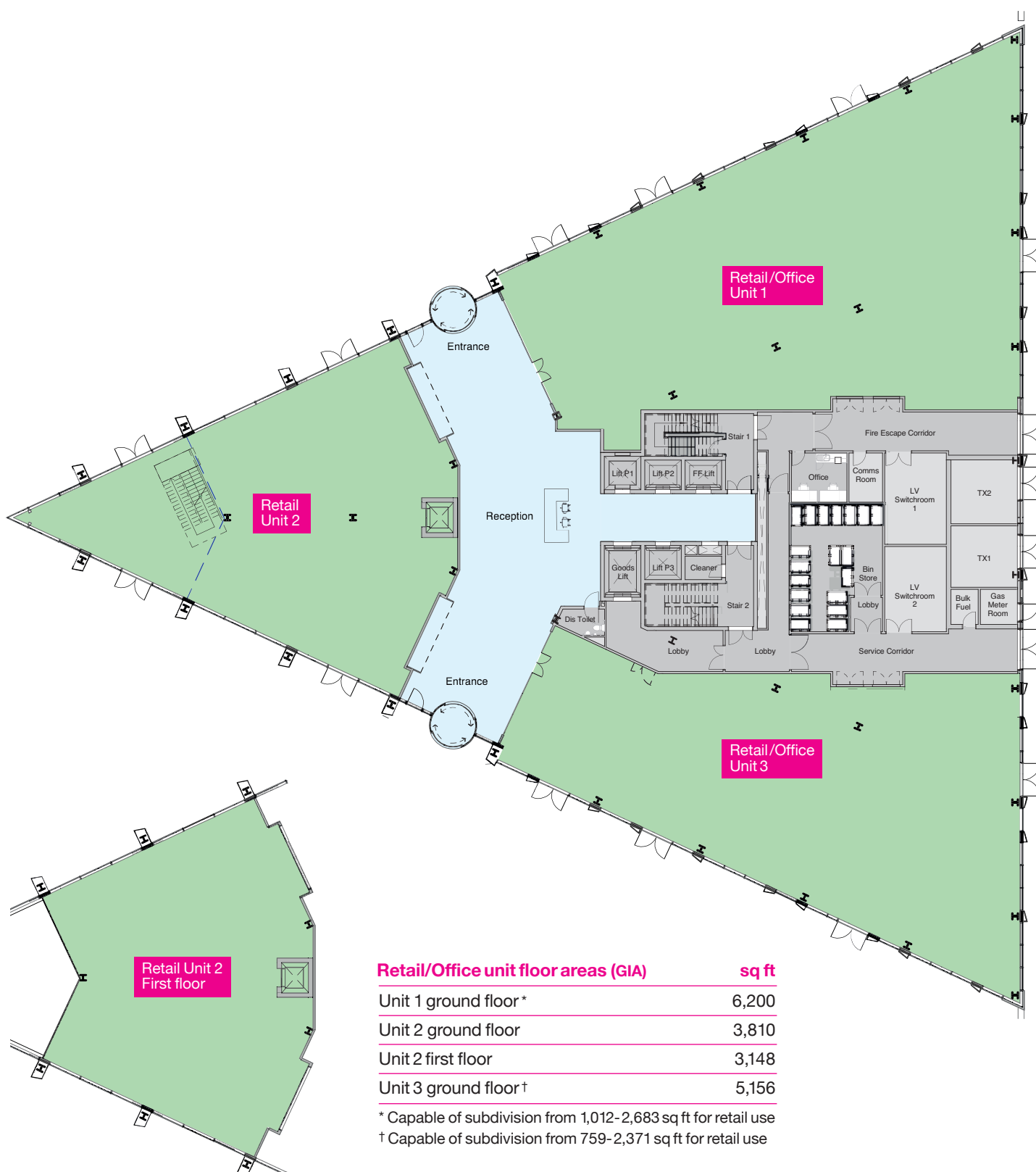
### Misrepresentation Act 1967

At the time of publishing the contents of this publication were believed to be correct but cannot be guaranteed and are expressly excluded from any contract. September 2018.

# 4 Wellington Place

## Ground floor

AN **MEPC** ESTATE



Wellington Place

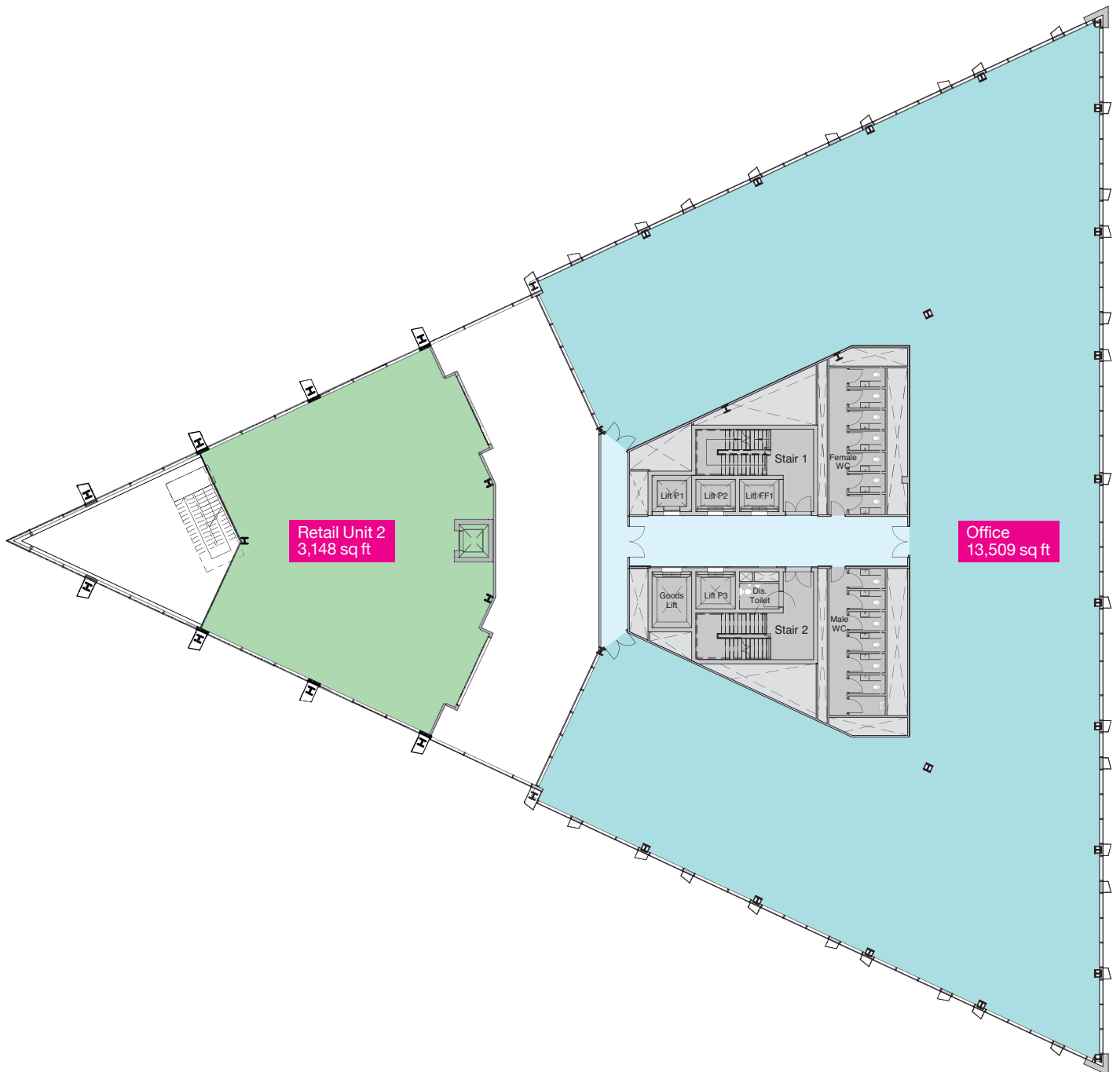
### Misrepresentation Act 1967

At the time of publishing the contents of this publication were believed to be correct but cannot be guaranteed and are expressly excluded from any contract. September 2018.

# 4 Wellington Place

## First floor

AN **MEPC** ESTATE



Wellington Place

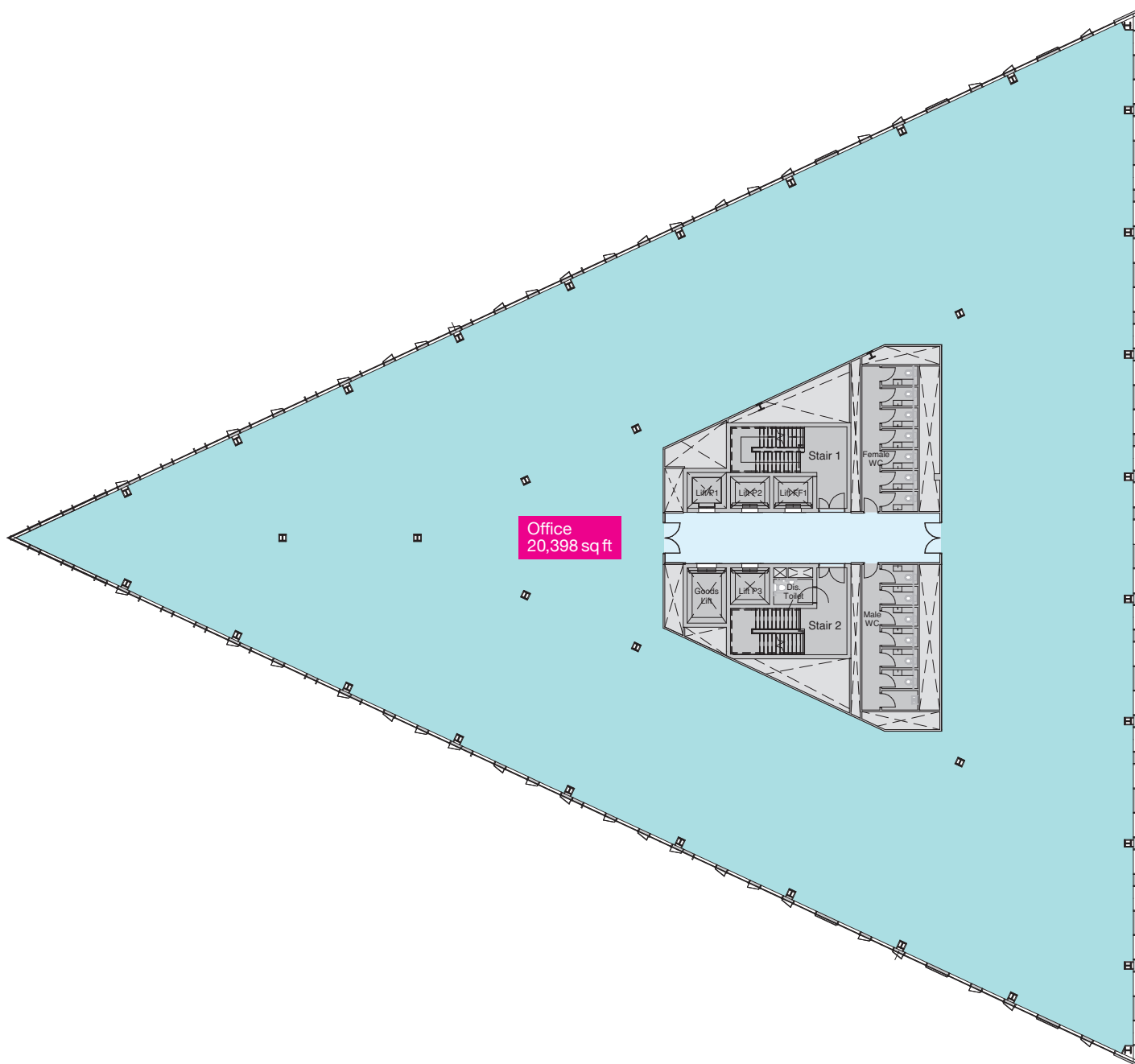
#### Misrepresentation Act 1967

At the time of publishing the contents of this publication were believed to be correct but cannot be guaranteed and are expressly excluded from any contract. September 2018.

# 4 Wellington Place

## Typical upper

AN **MEPC** ESTATE



Wellington Place

#### Misrepresentation Act 1967

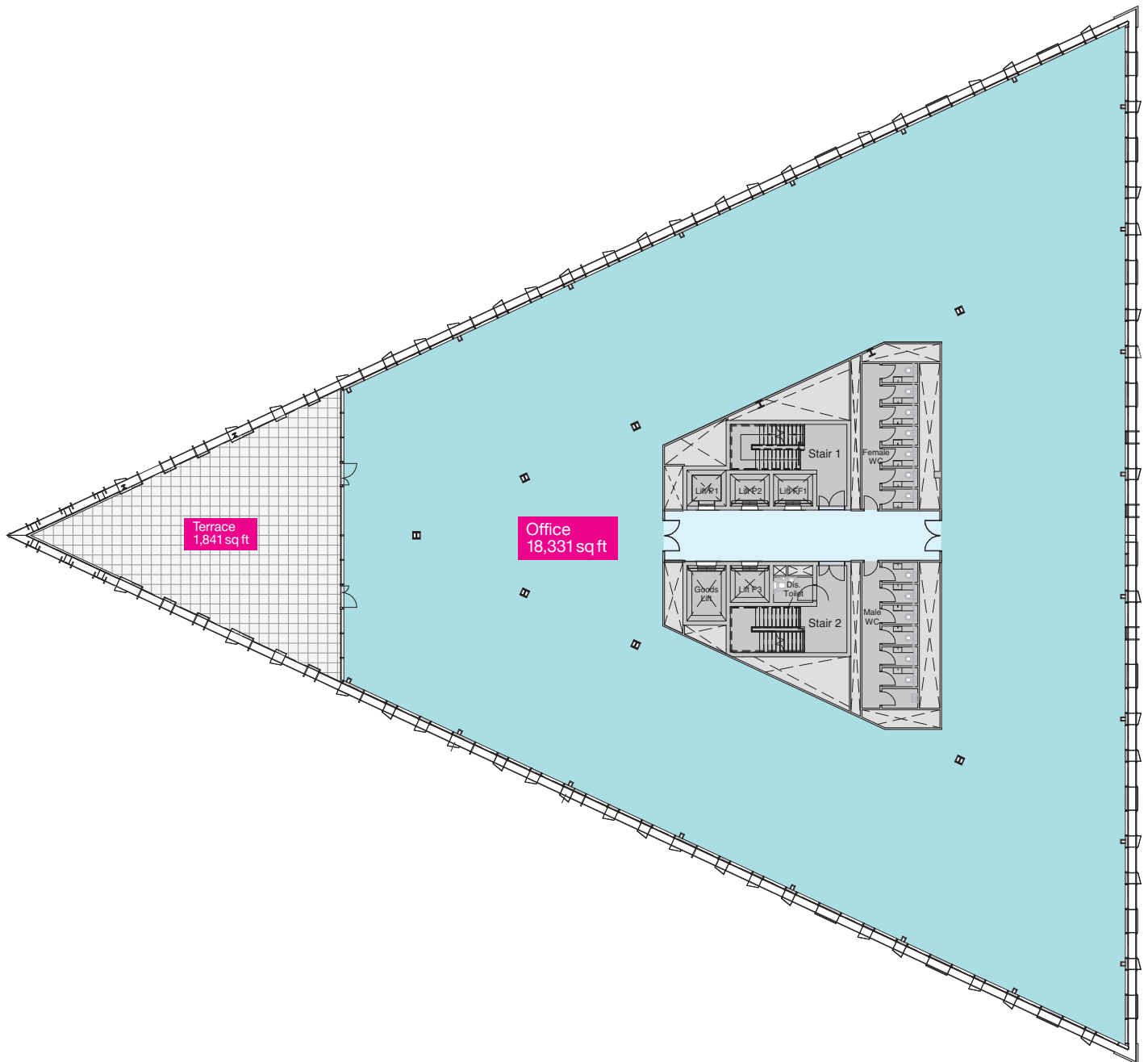
At the time of publishing the contents of this publication were believed to be correct but cannot be guaranteed and are expressly excluded from any contract. September 2018.



# 4 Wellington Place

## Seventh floor

AN **MEPC** ESTATE



Wellington Place

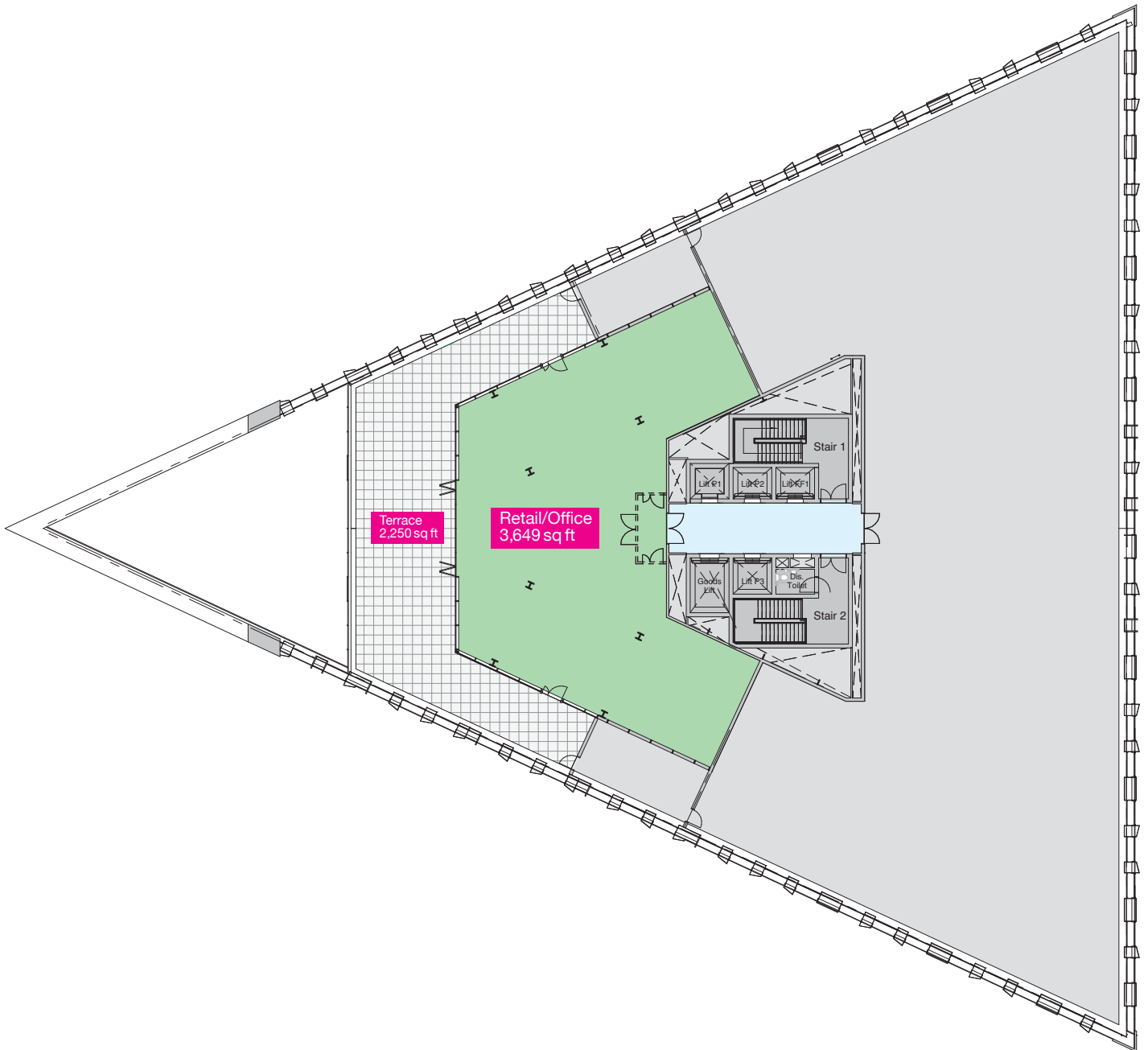
#### Misrepresentation Act 1967

At the time of publishing the contents of this publication were believed to be correct but cannot be guaranteed and are expressly excluded from any contract. September 2018.

# 4 Wellington Place

## Eighth floor

AN **MEPC** ESTATE



Wellington Place

#### Misrepresentation Act 1967

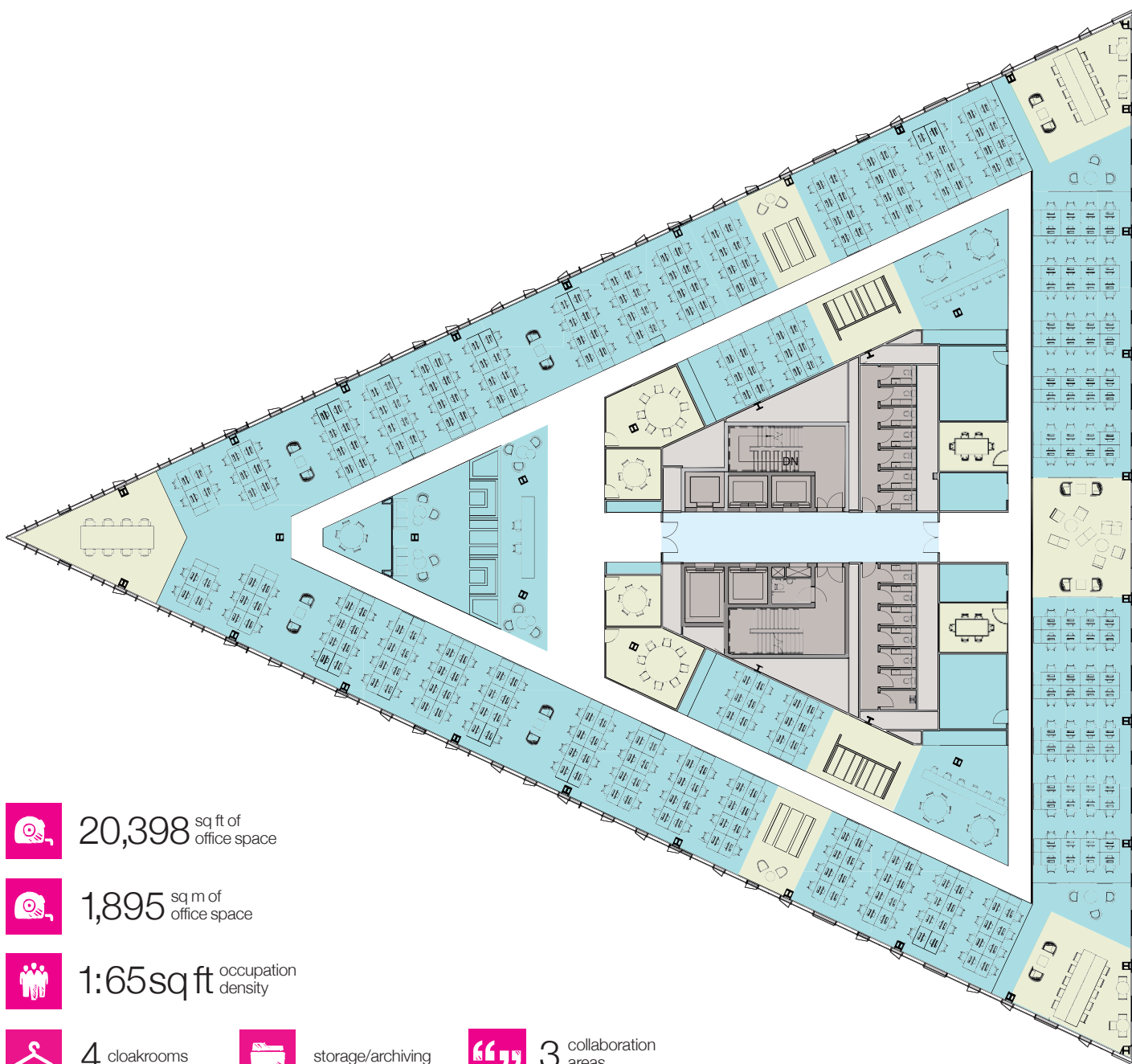
At the time of publishing the contents of this publication were believed to be correct but cannot be guaranteed and are expressly excluded from any contract. September 2018.


# 4 Wellington Place

## Example space plan

1 in 6 sq m

AN **MEPC** ESTATE



 20,398 sq ft of office space


 1,895 sq m of office space

 1:65sq ft occupation density

 4 cloakrooms


 storage/archiving

 3 collaboration areas

 server/comms room

 4 soft seating areas

 7 meeting booths

 dedicated reception area

 6 meeting rooms

 5 informal meeting areas

 316 work stations

 2 kitchen/breakout areas



# Wellington Place

#### Misrepresentation Act 1967

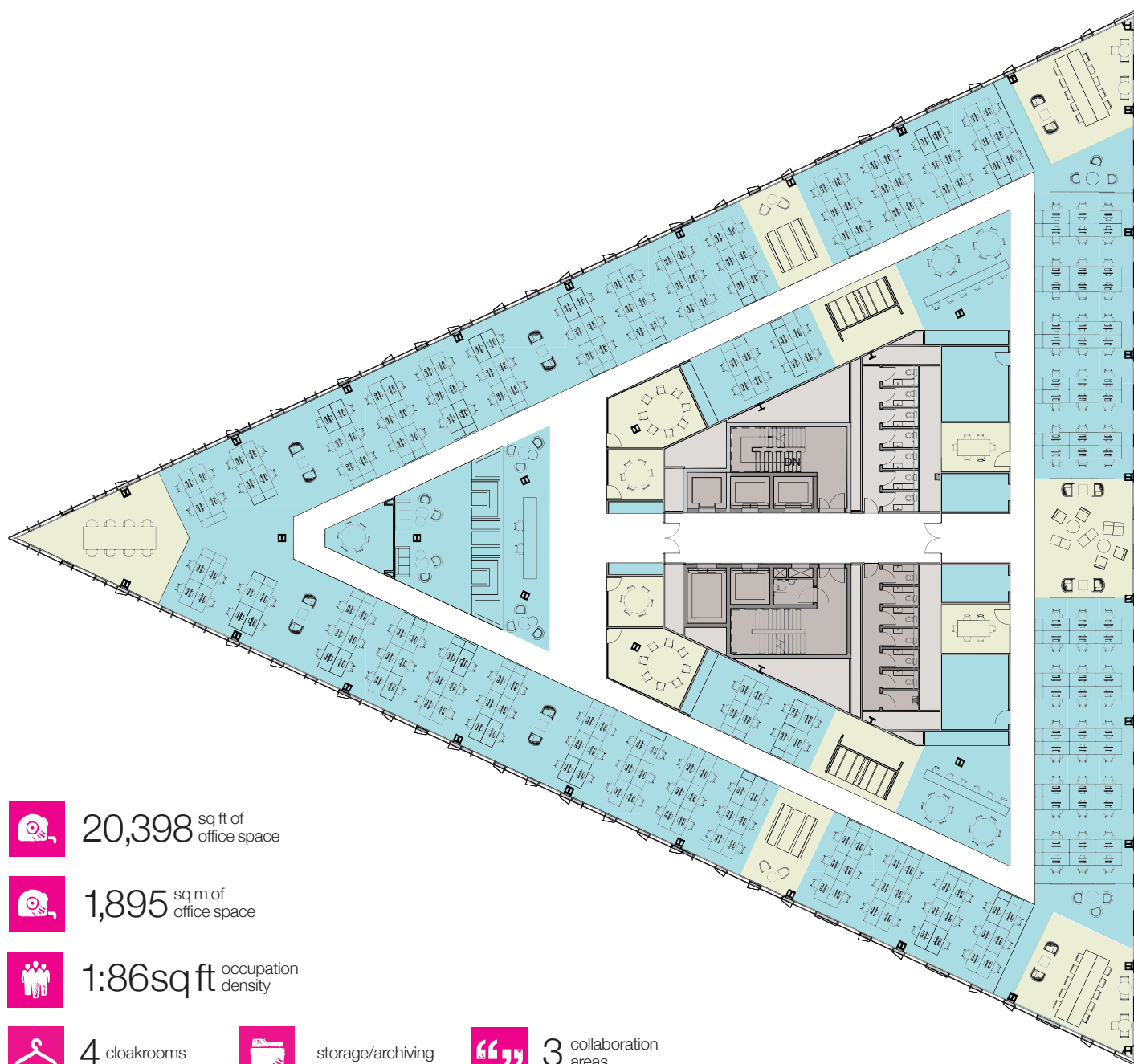
At the time of publishing the contents of this publication were believed to be correct but cannot be guaranteed and are expressly excluded from any contract. September 2018.

# 4 Wellington Place

## Example space plan

1 in 8 sq m

AN **MEPC** ESTATE



20,398 sq ft of office space



1,895 sq m of office space



1:86sq ft occupation density



4 cloakrooms



storage/archiving



3 collaboration areas



server/comms room



4 soft seating areas



7 meeting booths



dedicated reception area



6 meeting rooms



5 informal meeting areas



236 work stations



2 kitchen/breakout areas



# Wellington Place

#### Misrepresentation Act 1967

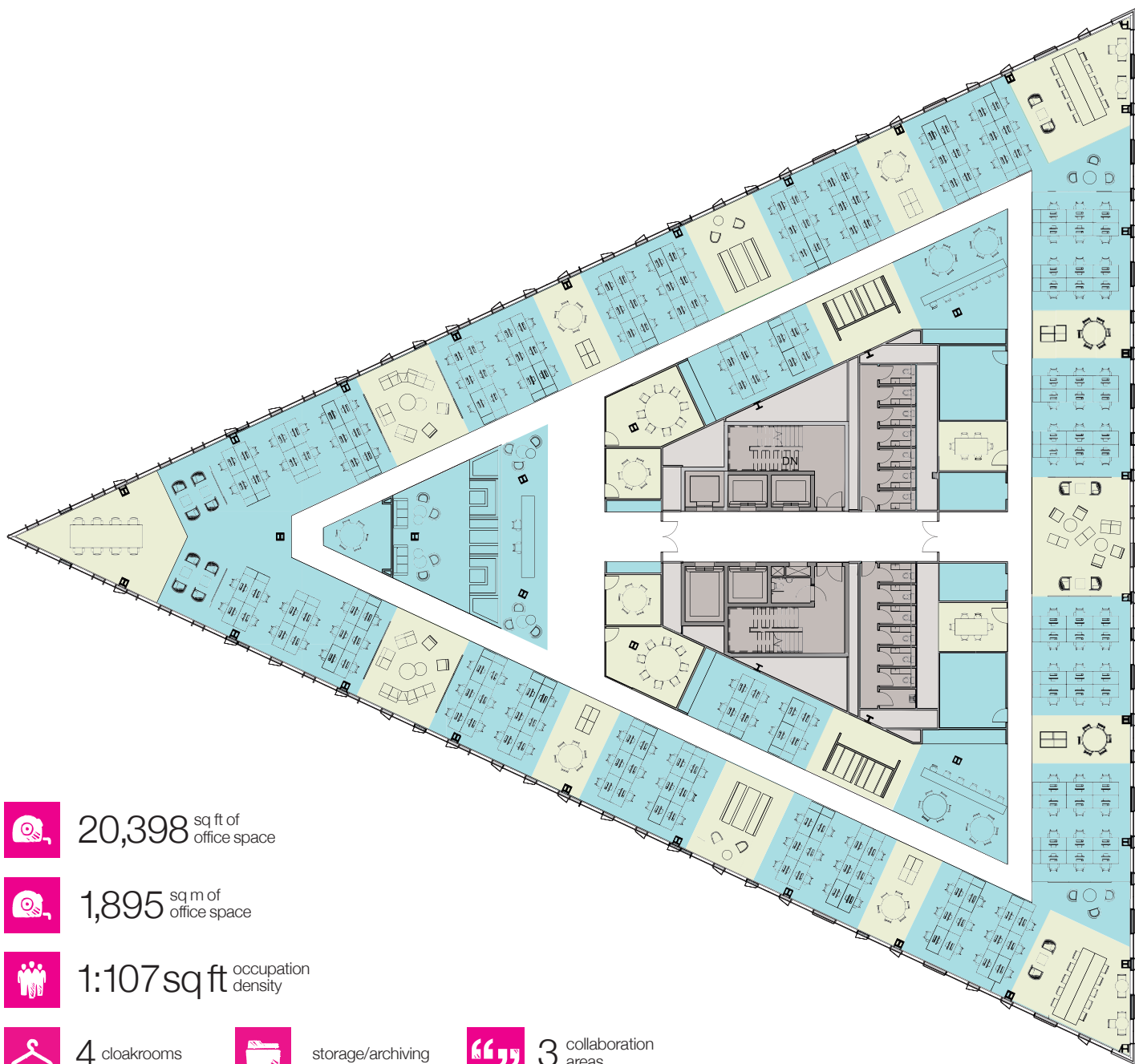
At the time of publishing the contents of this publication were believed to be correct but cannot be guaranteed and are expressly excluded from any contract. September 2018.

# 4 Wellington Place

## Example space plan

1 in 10 sq m

AN **MEPC** ESTATE



20,398 sq ft of office space



1,895 sq m of office space



1:107 sq ft occupation density



4 cloakrooms



storage/archiving



3 collaboration areas



server/comms room



6 soft seating areas



7 meeting booths



dedicated reception area



6 meeting rooms



8 informal meeting areas



188 work stations



2 kitchen/breakout areas



# Wellington Place

#### Misrepresentation Act 1967

At the time of publishing the contents of this publication were believed to be correct but cannot be guaranteed and are expressly excluded from any contract. September 2018.

# 4 Wellington Place – Total available 14,474 sq m / 155,793 sq ft

AN MEPC ESTATE

Floor	Use	IPMS 3 sq m	IPMS 3 sq ft	GIA sqm	GIA sq ft	Combined total	Status
Ground - Unit 1*	Retail/Office†			576	6,200		Available
Ground - Unit 2 inc first floor	Retail			647	6,958		Available
Ground - Unit 3*	Retail/Office†			479	5,156		Available
First	Office	1,255	13,509				Available
Second	Office	1,895	20,398				Available
Third	Office	1,895	20,398				Available
Fourth	Office	1,895	20,398				Available
Fifth	Office	1,895	20,398				Available
Sixth	Office	1,895	20,398				Available
Seventh	Office	1,703	18,331				Available
Eighth	Retail/Office†			339	3,649		Available
<b>Total available sq m</b>		<b>12,433</b>		<b>2,041</b>		<b>14,474</b>	
<b>Total available sq ft</b>			<b>133,829</b>		<b>21,964</b>	<b>155,793</b>	
Seventh – Terrace				171	1,841		
Eighth - Terrace				209	2,250		

\* Units 1 and 3 are capable of subdivision for retail use † Ground and eighth floors can be used as retail or office



Wellington Place

#### Misrepresentation Act 1967

At the time of publishing the contents of this publication were believed to be correct but cannot be guaranteed and are expressly excluded from any contract. September 2018.