

## A unique office and healthcare courtyard development of 8 self contained units

FOR SALE SHARED FREEHOLD

NOW AVAILABLE

LET WITH BUY OPTIONS

Only 3  
Remaining



### LOCATION

Heart of prime town centre

### SUSTAINABILITY

Renewable energy sources

### QUALITY

Local architecture

### AFFORDABILITY

Small lot size opportunities

### LOCATION

Fronting central car park

### SUSTAINABILITY

Rainwater harvesting

### QUALITY

Traditional materials

### AFFORDABILITY

Very low running costs

### LOCATION

Conservation area status

### SUSTAINABILITY

BREEAM rating of Excellent

### QUALITY

Solid construction

### AFFORDABILITY

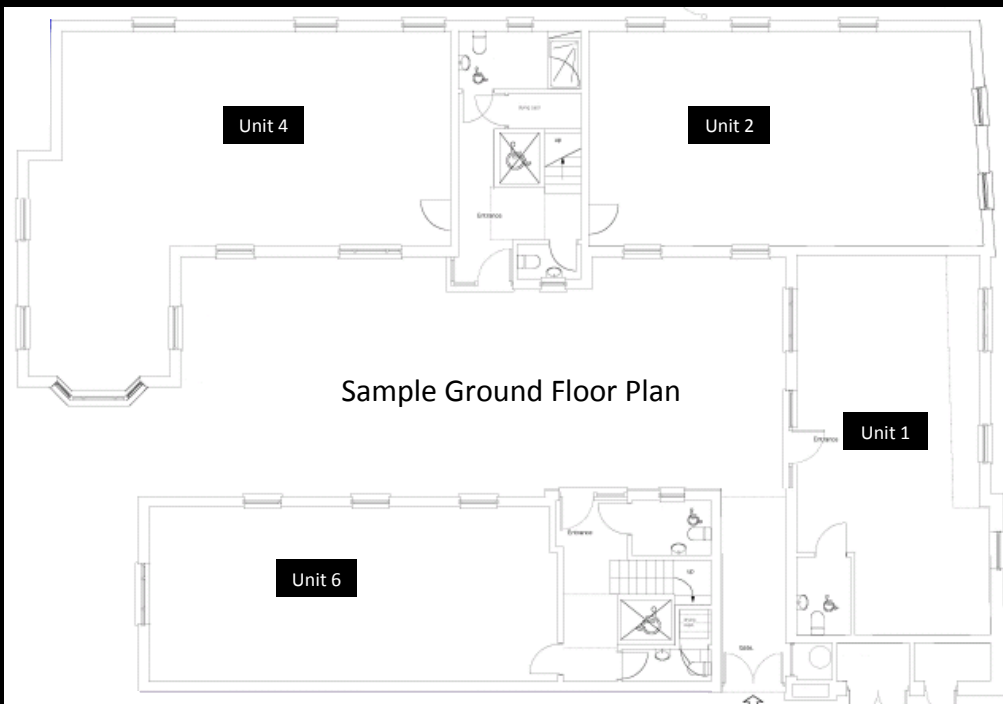
Remarkable pension deals

## FLEXIBLE ACCOMMODATION

Designed to accommodate any size of small to medium size healthcare and office users providing a range of individual small units or combined larger self contained buildings from 461 sq ft - 5,424 sq ft:



UNIT	NET AREA sf (sm)
1 (Ground Floor)	Sold
2 (Ground Floor)	695 (64.6)
3 (First Floor)	724 (67.3)
4 (Ground Floor)	Sold
5 (First Floor)	901 (83.7)
6 (Ground Floor)	Sold
7 (First Floor)	Sold
8 (First Floor)	Sold



### BUILDING FEATURES

- Gated landscaped courtyard
- Solid concrete floors
- Lifts and true DDA access
- Steel and glass common parts
- Luxury bathrooms and showers
- Metal tile suspended ceilings
- Underfloor heating
- LG7 compliant lighting

### GREEN FEATURES

- Over 30% renewable energy sources
- Automatic Bio Mass boiler and electric standby
- Shower and drying area
- Rainwater harvesting
- Leak detectors
- Sustainable drainage
- Covered cycle racks
- Washable & drained refuse area
- BREEAM rating of Excellent (preliminary)

### FOR SALE SHARED FREEHOLD OR TO LET

Visit [carltonyard.com](http://carltonyard.com) for downloads

General guidance only. Not to form part of a contract. Purchasers should satisfy themselves by inspection or otherwise as to correctness of facts. VAT and other land taxes may apply to rents and prices. Stated areas are scaled from plan.

A Capital Holdings  
Development

[carltonyard.com](http://carltonyard.com)

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