

# PRICING SCHEDULE

Designed to cater to diverse business needs, from startups to established enterprises.

Engine Works Units		Ground Floor		Mezzanine		Unit Total		Price (+VAT)	
Unit Name	Unit #	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	Freehold	Rental
A01	U01	332.07	3574	146.79	1580	478.86	5154	£899,999	£69,999
A02	U02	218.24	2349	129.80	1397	348.04	3746	£669,999	£49,999
A03	U03	103.06	1109	103.05	1109	206.11	2219	£399,999	£29,999
A04	U04	99.31	1069	99.31	1069	198.62	2138	£379,999	£29,999
A05	U05	124.31	1338	124.31	1338	248.62	2676	£469,999	£34,999
C01	U06	93.64	1008	93.64	1008	187.28	2016	£359,999	£25,999
C02	U07	95.50	1028	95.50	1028	191.00	2056	£359,999	£25,999
C03	U08	95.50	1028	95.50	1028	191.00	2056	£359,999	£25,999
C04	U09	95.50	1028	95.50	1028	191.00	2056	£359,999	£25,999
C05	U10	95.50	1028	95.50	1028	191.00	2056	£359,999	£25,999
C06	U11	95.50	1028	95.50	1028	191.00	2056	£359,999	£25,999
C07	U12	95.50	1028	95.50	1028	191.00	2056	£359,999	£25,999
C08	U13	93.64	1008	93.64	1008	187.28	2016	£359,999	£25,999
C09	U14	93.64	1008	93.64	1008	187.28	2016	£359,999	£25,999
C10	U15	95.50	1028	95.50	1028	191.00	2056	£359,999	£25,999
C11	U16	95.50	1028	95.50	1028	191.00	2056	£359,999	£25,999
C12	U17	95.50	1028	95.50	1028	191.00	2056	£359,999	£25,999
C13	U18	95.50	1028	95.50	1028	191.00	2056	£359,999	£25,999
C14	U19	95.50	1028	95.50	1028	191.00	2056	£359,999	£25,999
C15	U20	95.50	1028	95.50	1028	191.00	2056	£359,999	£25,999
C16	U21	93.65	1008	93.65	1008	187.30	2016	£359,999	£25,999
D01	U22	93.65	1008	93.65	1008	187.30	2016	£359,999	£25,999
D02	U23	95.50	1028	95.50	1028	191.00	2056	£359,999	£25,999
D03	U24	95.50	1028	95.50	1028	191.00	2056	£359,999	£25,999
D04	U25	95.50	1028	95.50	1028	191.00	2056	£359,999	£25,999
D05	U26	95.50	1028	95.50	1028	191.00	2056	£359,999	£25,999
D06	U27	95.50	1028	95.50	1028	191.00	2056	£359,999	£25,999
D07	U28	95.50	1028	95.50	1028	191.00	2056	£359,999	£25,999
D08	U29	93.65	1008	93.65	1008	187.30	2016	£359,999	£25,999
D09	U30	93.65	1008	93.65	1008	187.30	2016	£359,999	£25,999
D10	U31	95.50	1028	95.50	1028	191.00	2056	£359,999	£25,999
D11	U32	95.50	1028	95.50	1028	191.00	2056	£359,999	£25,999

MISREPRESENTATION ACT 1967. YEATS, ENGINE WORKS AND NIMOL, FOR THEMSELVES AND FOR THE VENDORS OR LESSORS OF THIS PROPERTY WHOSE AGENTS THEY ARE, GIVE NOTICE THAT: 1. THE PARTICULARS ARE SET OUT AS A GENERAL OUTLINE ONLY FOR THE GUIDANCE OF INTENDING PURCHASERS OR TENANTS AND DO NOT CONSTITUTE, NOR CONSTITUTE PART OF, AN OFFER OR CONTRACT. 2. ALL DESCRIPTIONS, DIMENSIONS, REFERENCES TO CONDITION AND NECESSARY PERMISSIONS 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 AND MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE. 3. NO PERSON EMPLOYED BY YEATS, ENGINE WORKS OR NIMOL HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY IN RELATION TO THE PROPERTY. 4. ALL PRICES, RENTS AND YIELDS ARE QUOTED EXCLUSIVE OF VAT UNLESS OTHERWISE STATED. 5. NOTHING IN THESE PARTICULARS SHOULD BE RELIED UPON AS INVESTMENT, LEGAL OR FINANCIAL ADVICE.



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Unit Name	Unit #	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	Freehold	Rental
D12	U33	95.50	1028	95.50	1028	191.00	2056	£359,999	£25,999
D13	U34	95.50	1028	95.50	1028	191.00	2056	£359,999	£25,999
D14	U35	95.50	1028	95.50	1028	191.00	2056	£359,999	£25,999
D15	U36	95.50	1028	95.50	1028	191.00	2056	£359,999	£25,999
D16	U37	71.53	770	71.53	770	143.06	1540	£269,999	£19,999
E01	U38	94.65	1019	94.65	1019	189.30	2038	£359,999	£25,999
E02	U39	97.13	1046	97.13	1046	194.26	2091	£369,999	£26,999
E03	U40	97.13	1046	97.13	1046	194.26	2091	£369,999	£26,999
E04	U41	97.13	1046	97.13	1046	194.26	2091	£369,999	£26,999
E05	U42	97.13	1046	97.13	1046	194.26	2091	£369,999	£26,999
E06	U43	97.13	1046	97.13	1046	194.26	2091	£369,999	£26,999
E07	U44	97.13	1046	97.13	1046	194.26	2091	£369,999	£26,999
E08	U45	97.13	1046	97.13	1046	194.26	2091	£369,999	£26,999
E09	U46	97.13	1046	97.13	1046	194.26	2091	£369,999	£26,999
E10	U47	97.13	1046	97.13	1046	194.26	2091	£369,999	£26,999
E11	U48	94.96	1022	94.96	1022	189.92	2044	£359,999	£25,999
F01	U49	93.80	1010	93.80	1010	187.60	2019	£359,999	£25,999
F02	U50	96.03	1034	96.03	1034	192.06	2067	£369,999	£25,999
F03	U51	96.03	1034	96.03	1034	192.06	2067	£369,999	£25,999
F04	U52	96.03	1034	96.03	1034	192.06	2067	£369,999	£25,999
F05	U53	96.03	1034	96.03	1034	192.06	2067	£369,999	£25,999
F06	U54	96.03	1034	96.03	1034	192.06	2067	£369,999	£25,999
F07	U55	96.03	1034	96.03	1034	192.06	2067	£369,999	£25,999
F08	U56	96.03	1034	96.03	1034	192.06	2067	£369,999	£25,999
F09	U57	96.03	1034	96.03	1034	192.06	2067	£369,999	£25,999
F10	U58	96.03	1034	96.03	1034	192.06	2067	£369,999	£25,999
F11	U59	80.37	865	80.37	865	160.74	1730	£309,999	£21,999

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