

# HIGH QUALITY SPECIFICATION

6 DOCK LEVEL DOORS

2 LEVEL LOADING DOORS

SECURE LIT YARDS

TWO STOREY OFFICES



50KN/M2 FLOOR LOADING



10-12M CLEAR HEIGHT



FM2 CATEGORY FLOOR



15% ROOF LIGHTS



SUSPENDED CEILINGS



MECHANICAL VENTILATION



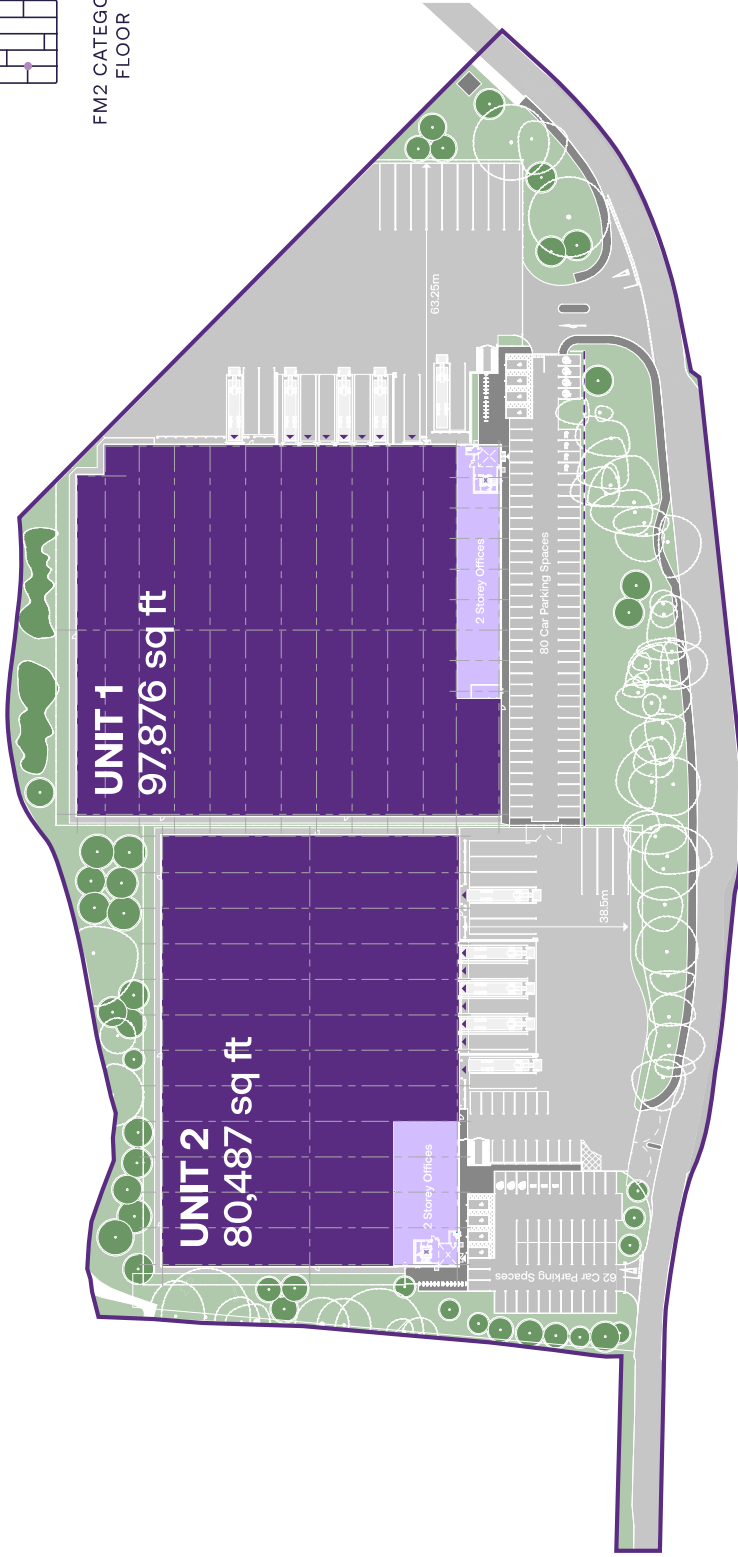
RAISED FLOORS



KITCHENETTES ON EACH FLOOR



8 PERSON LIFT



## UNIT 2

Warehouse	69,940 sq ft	6,468 sq m
Core Area	605 sq ft	56 sq m
First Floor Offices	4,971 sq ft	462 sq m
Second Floor Offices	4,971 sq ft	462 sq m
<b>Total</b>	<b>80,487 sq ft</b>	<b>7,478 sq m</b>
Approximate GEA		

62 PARKING SPACES



38.5M YARD DEPTH



17 HGV SPACES



6 EV CHARGING POINTS

## UNIT 1

Warehouse	85,446 sq ft	7,938 sq m
Ground Floor Reception	640 sq ft	59 sq m
First Floor Offices	5,895 sq ft	548 sq m
Second Floor Offices	5,895 sq ft	548 sq m
<b>Total</b>	<b>97,876 sq ft</b>	<b>9,093 sq m</b>
Approximate GEA		

80 PARKING SPACES



63.25M YARD DEPTH



21 HGV SPACES



8 EV CHARGING POINTS