






READY TO OCCUPY

BASE SPECIFICATION

-  12.5m CLEAR INTERNAL HEIGHT
-  50m YARD DEPTH
-  50kN/m2 FLOOR LOADING
-  15% ROOF LIGHTS
-  EV CHARGING POINTS
-  FM2 FLOORING



UNIT 1 ACCOMMODATION

Ground Floor	36,330 sq ft	3,375 sq m
First Floor Office	4,790 sq ft	445 sq m
TOTAL (GEA)	41,120 sq ft	3,820 sq m


250*
KVA POWER


2 DOCK DOORS


3 LEVEL ACCESS DOORS


30 CAR PARKING SPACES


5 HGV TRAILER SPACES

UNIT 2 ACCOMMODATION

Warehouse	73,779 sq ft	6,854 sq m
First Floor Office	6,045 sq ft	562 sq m
TOTAL (GEA)	79,824 sq ft	7,416 sq m


450*
KVA POWER


8 DOCK DOORS (2 EURO DOCKS)


2 LEVEL ACCESS DOORS


57 CAR PARKING SPACES


22 HGV TRAILER SPACES

*With the potential to increase if required.



NORTH