

SPECULATIVELY BUILT UNIT

80,870 sq ft

BASE SPECIFICATION



4

LEVEL
ACCESS
DOORS



4

DOCK
LEVELLERS



8

TRAILER
PARKING
SPACES



75

CAR
PARKING
SPACES



20%
EV
CHARGING
POINTS



48m
YARD
DEPTH



12.5m
CLEAR
INTERNAL
HEIGHT



50kN/m²
FLOOR
LOADING



FM2
FLOORING



750KVA
POWER
SUPPLY
PARK WIDE



7 tonne
RACK LEG
LOADING



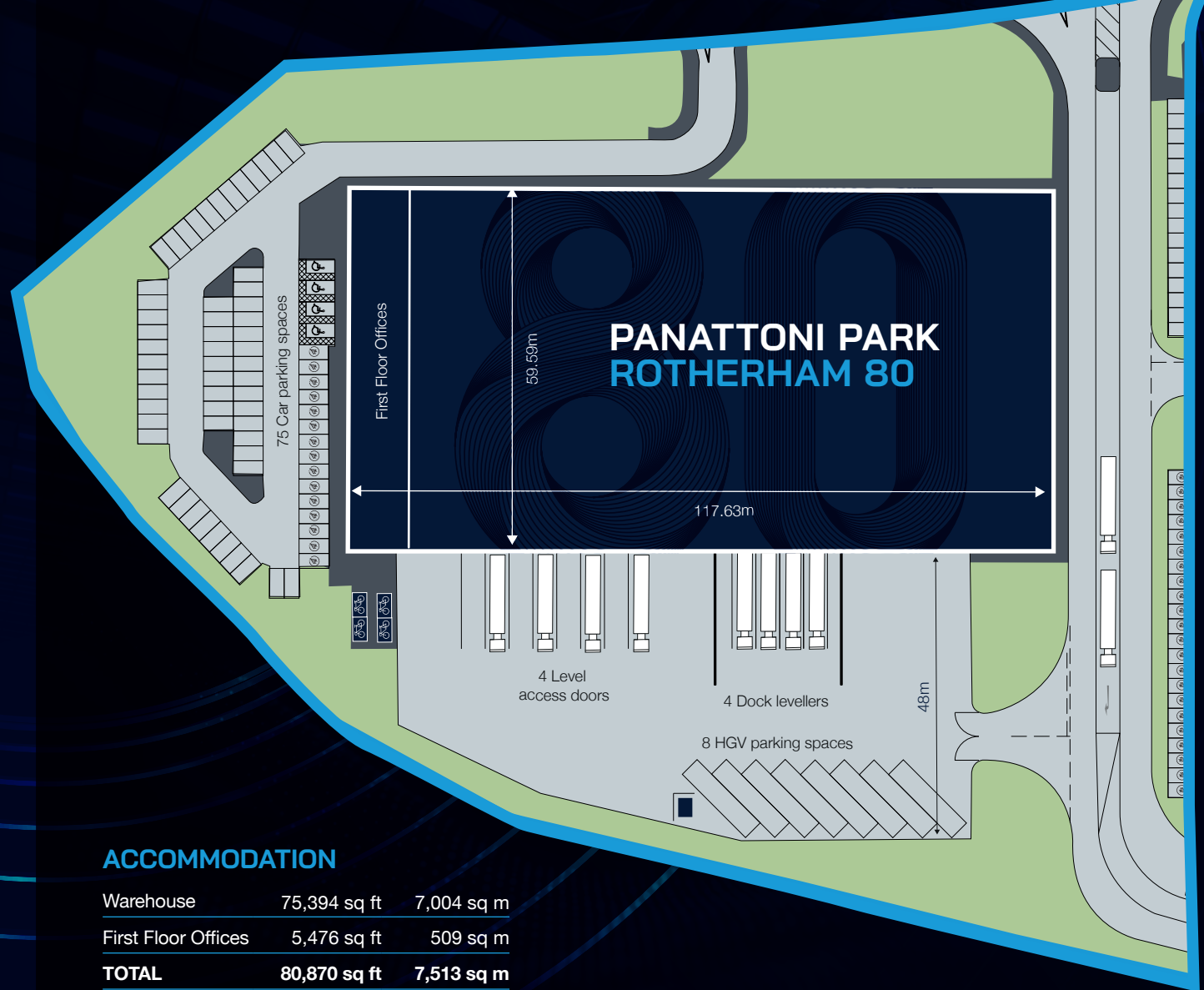
15%
ROOF
LIGHTS

BREEAM®

A 18

Very Good
BREEAM
RATING

'A'
EPC
RATING



ACCOMMODATION

Warehouse	75,394 sq ft	7,004 sq m
First Floor Offices	5,476 sq ft	509 sq m
TOTAL	80,870 sq ft	7,513 sq m