

#### 14 SPECULATIVELY BUILT UNITS TOTALLING

# 458,037 SQ FT

#### ACCOMMODATION

UNIT 1	89,964 sq ft	8,358 sq m
UNIT 2	54,293 sq ft	5,044 sq m
UNIT 3	32,442 sq ft	3,014 sq m
UNIT 4	11,205 sq ft	1,041 sq m
UNIT 5	11,044 sq ft	1,026 sq m
UNIT 6	16,684 sq ft	1,550 sq m
UNIT 7	17,922 sq ft	1,665 sq m
UNIT 8	12,174 sq ft	1,131 sq m
UNIT 9	8,138 sq ft	756 sq m
UNIT 10	8,762 sq ft	814 sq m
UNIT 11	10,678 sq ft	992 sq m
UNIT 12	15,834 sq ft	1,471 sq m
UNIT 13	22,496 sq ft	2,090 sq m
UNIT 14	146,400 sq ft	13,601 sq m
TOTAL (GEA)	458,036 sq ft	42,553 sq m

### BASE SPECIFICATION







2 MVA POWER SUPPLY PARK WIDE

15% ROOF LIGHTS

CYCLE PARKING SPACES



2MVA is immediately available at PC. The additional 5MVA can be made available to tenants on specific request.



## **SUSTAINABLE AS STANDARD**

Benefit from a high standard specification, achieving BREEAM 'Excellent' to prioritise energy efficiency and reduce operating costs.



Building fabric designed and constructed to very high standards of insulation and air tightness

15% rooflights to warehouse

roof resulting in a high level

of natural daylight reducing need for artificial lighting

Rainwater harvesting



Water leak detection

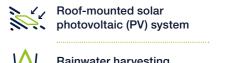


Electric vehicle charging points in the car park

Water saving taps



Cycle parking



Sub-metering of energy consumption



Meets ESG Standards



BREEAM 'Excellent'



EPC rating of 'A'

