



14 SPECULATIVELY BUILT UNITS TOTTALING

**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
<b>TOTAL (GEA)</b>	<b>458,036 sq ft</b>	<b>42,553 sq m</b>

BASE SPECIFICATION

- UP TO 12.5M CLEAR INTERNAL HEIGHT
- 15% ROOF LIGHTS
- UP TO 50KN/M2 FLOOR LOADING
- 2 MVA POWER SUPPLY PARK WIDE
- 20% EV CHARGING POINTS
- CYCLE PARKING SPACES

**7MVA**  
AVAILABLE BY Q3 2026

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
- Water saving taps and WCs
- Water leak detection
- 15% rooflights to warehouse roof resulting in a high level of natural daylight reducing need for artificial lighting
- Electric vehicle charging points in the car park
- Cycle parking
- Roof-mounted solar photovoltaic (PV) system
- Sub-metering of energy consumption
- Rainwater harvesting

ESG Meets ESG Standards

BREEAM® BREEAM 'Excellent'

A 0-25 EPC rating of 'A'

