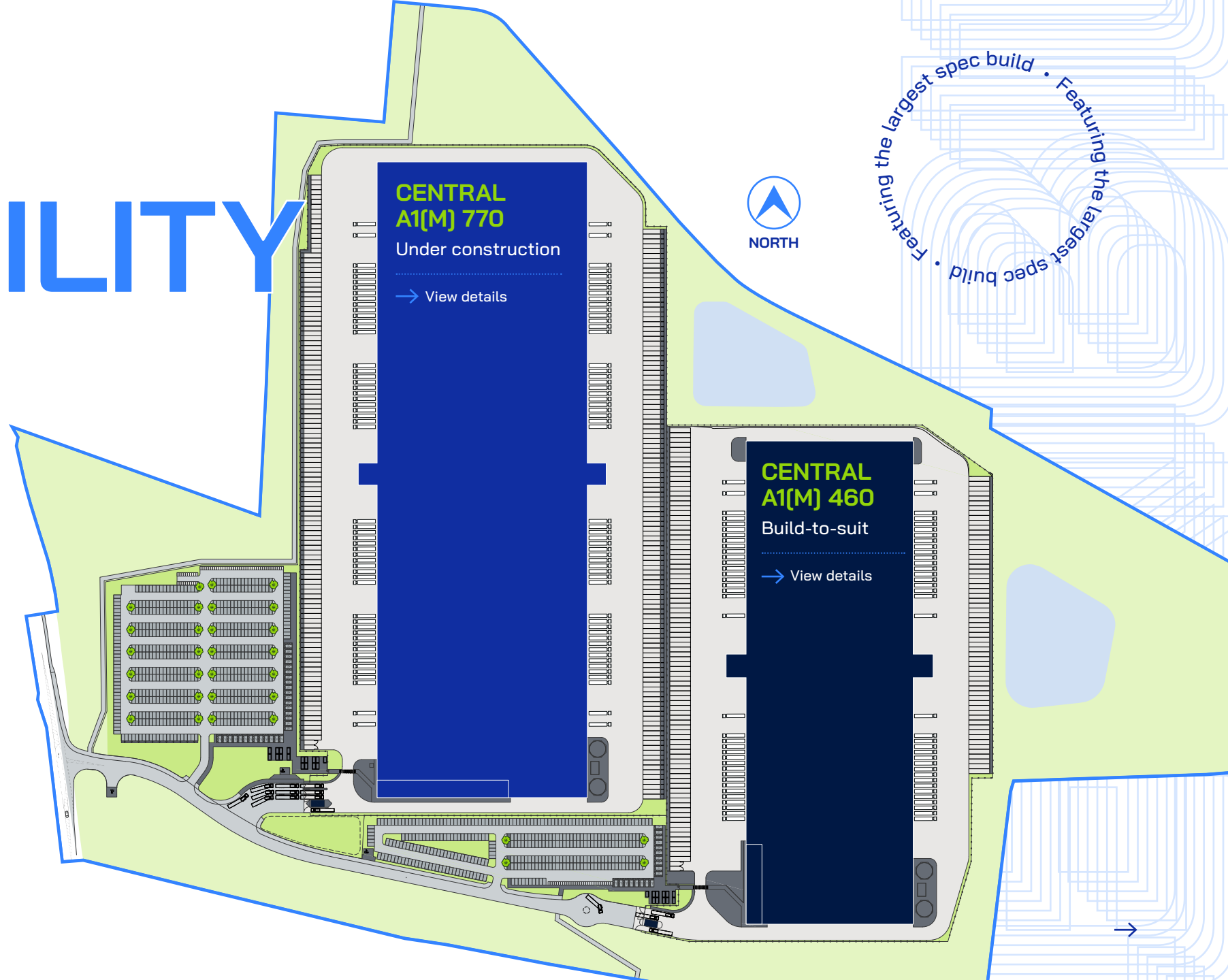














# A1M FOR FLEXIBILITY

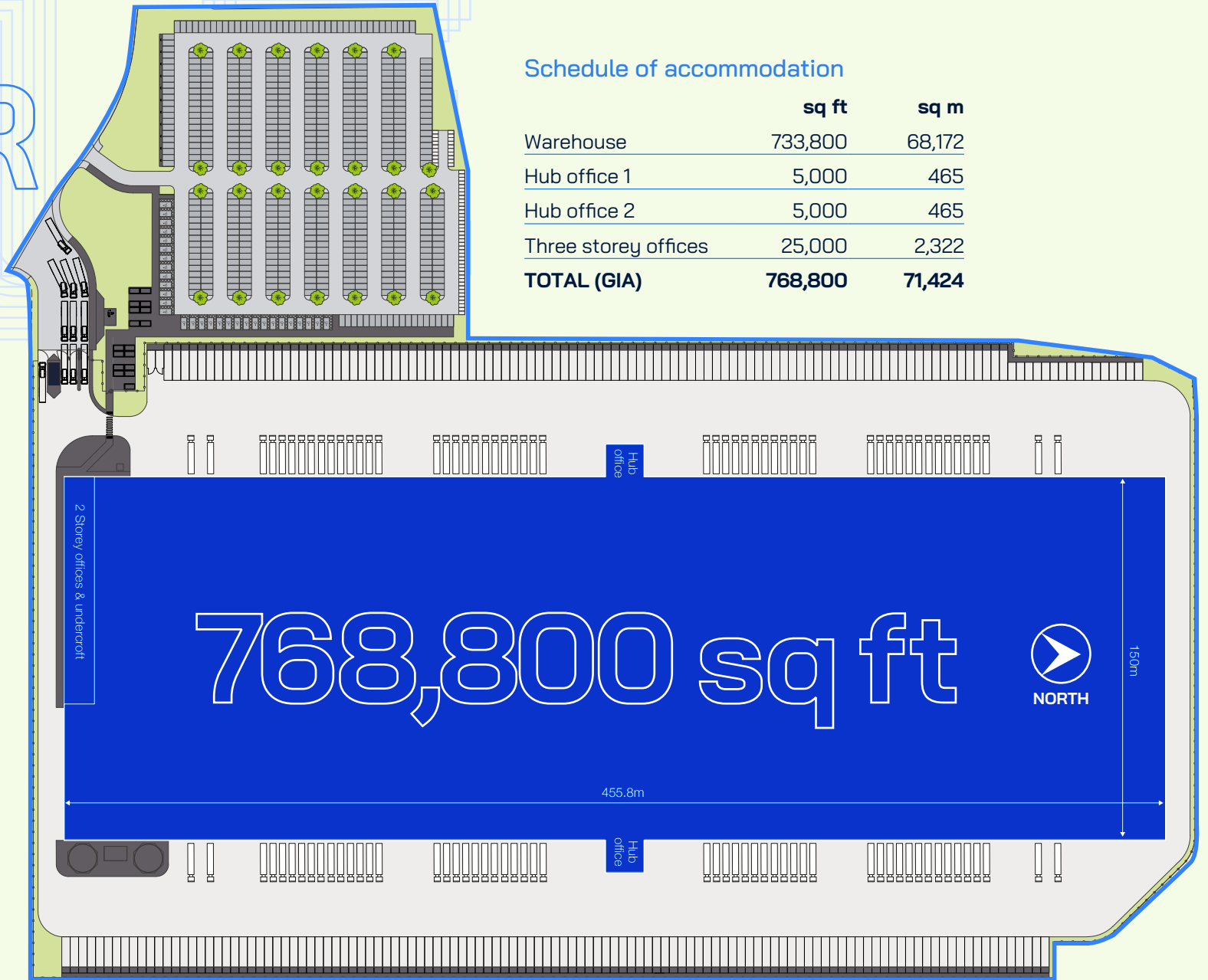
Built to our latest Target Net Zero Carbon specification. Occupiers will benefit from a high-specification operational envelope targeting ratings of BREEAM 'Outstanding', EPC 'A' and with offices rating EPC 'A+'.



# AIM FOR SCALE

Spanning 768,800 sq ft, Central A1[M] 770 is the largest speculatively built facility available for occupancy in 2025.

-   
**CROSS DOCKED WAREHOUSE**
-   
**8 LEVEL ACCESS DOORS**
-   
**100 DOCK DOORS**
-   
**18M CLEAR INTERNAL HEIGHT**
-   
**15% ROOF LIGHTS**
-   
**3 MVA GRID SUPPLY**
-   
**50KN/M2 FLOOR LOADING**
-   
**FM1 FLOORING**
-   
**55M YARD DEPTH BOTH SIDES**
-   
**217 TRAILER PARKING SPACES**
-   
**595 CAR PARKING SPACES**
-   
**20% EV PARKING SPACES**















## Schedule of accommodation

	sq ft	sq m
Warehouse	733,800	68,172
Hub office 1	5,000	465
Hub office 2	5,000	465
Three storey offices	25,000	2,322
<b>TOTAL (GIA)</b>	<b>768,800</b>	<b>71,424</b>

# A1M FOR BESPOKE

Central A1[M] 460 is available on a build to suit basis. Reserved Matters planning consent is in place for a 461,000 sq ft unit, which could be increased to 500,000 sq ft, subject to planning.

With a benefit of a fully-serviced plateau, Central A1[M] 460 can be delivered in 10 months.

-   
**CROSS DOCKED WAREHOUSE**
-   
**8 LEVEL ACCESS DOORS**
-   
**64 DOCK DOORS**
-   
**18M CLEAR INTERNAL HEIGHT**
-   
**15% ROOF LIGHTS**
-   
**2 MVA GRID SUPPLY**
-   
**50KN/M2 FLOOR LOADING**
-   
**FM1 FLOORING**
-   
**55M YARD DEPTH BOTH SIDES**
-   
**150 TRAILER PARKING SPACES**
-   
**357 CAR PARKING SPACES**
-   
**20% EV PARKING SPACES**

## Schedule of accommodation

	sq ft	sq m
Warehouse	436,000	40,506
Hub office 1	2,500	232
Hub office 2	2,500	232
Three storey offices	20,000	1,858
<b>TOTAL (GIA)</b>	<b>461,000</b>	<b>42,828</b>



NORTH



Masterplan reflects the existing Reserve Matters planning consent

