

C540 - 538,193 SQ FT

SPEC BUILD | PC Q1 2027

C540	SQ M	SQ FT
WAREHOUSE	48,097	517,711
HUB OFFICE	317.5	3,998
2-STOREY MEZZANINE OFFICE	1,393.5	14,999
GROUND FLOOR	113	1,216
GATEHOUSE	25	269
TOTAL	50,000 SQ M	538,193 SQ FT



48 Dock Level Doors



6 Level Access Doors



79 HGV Trailer Spaces



500 Car Parking Spaces



25 Accessible & 100 EV Spaces



55m Yard Depth



170 Bicycle Spaces



15m Clear Internal Height



50kN/M2 Floor Loading



FM1 Flooring



C45 - 42,910 SQ FT

BUILD-TO-SUIT

C45	SQ M	SQ FT
WAREHOUSE	3,615	38,910
1-STOREY MEZZANINE OFFICE	278.5	3,000
GROUND FLOOR	93	1,000
TOTAL	3,986.5 SQ M	42,910 SQ FT



4 Dock Level Doors



2 Level Access Doors



7 HGV Trailer Spaces



42 Car Parking Spaces



2 Accessible & 8 EV Spaces



42m Yard Depth



20 Bicycle Spaces



13m Clear Internal Height



50kN/M2 Floor Loading



FM1 Flooring














C20 - 18,982 SQ FT

BUILD-TO-SUIT



C20	SQ M	SQ FT
WAREHOUSE	1,675.5	18,035
GROUND FLOOR OFFICE	88	947
TOTAL	1,763.5 SQ M	18,982 SQ FT

-  2 Level Access Doors
-  5 HGV Trailer Spaces
-  2 Accessible & 4 EV Spaces
-  21 Car Parking Spaces
-  10 Bicycle Spaces
-  35m Yard Depth
-  50kN/M2 Floor Loading
-  13m Clear Internal Height
-  FM1 Flooring

B4113 / Pickards Way