

SPECULATIVELY BUILT UNIT

80,870 sq ft

BASE SPECIFICATION

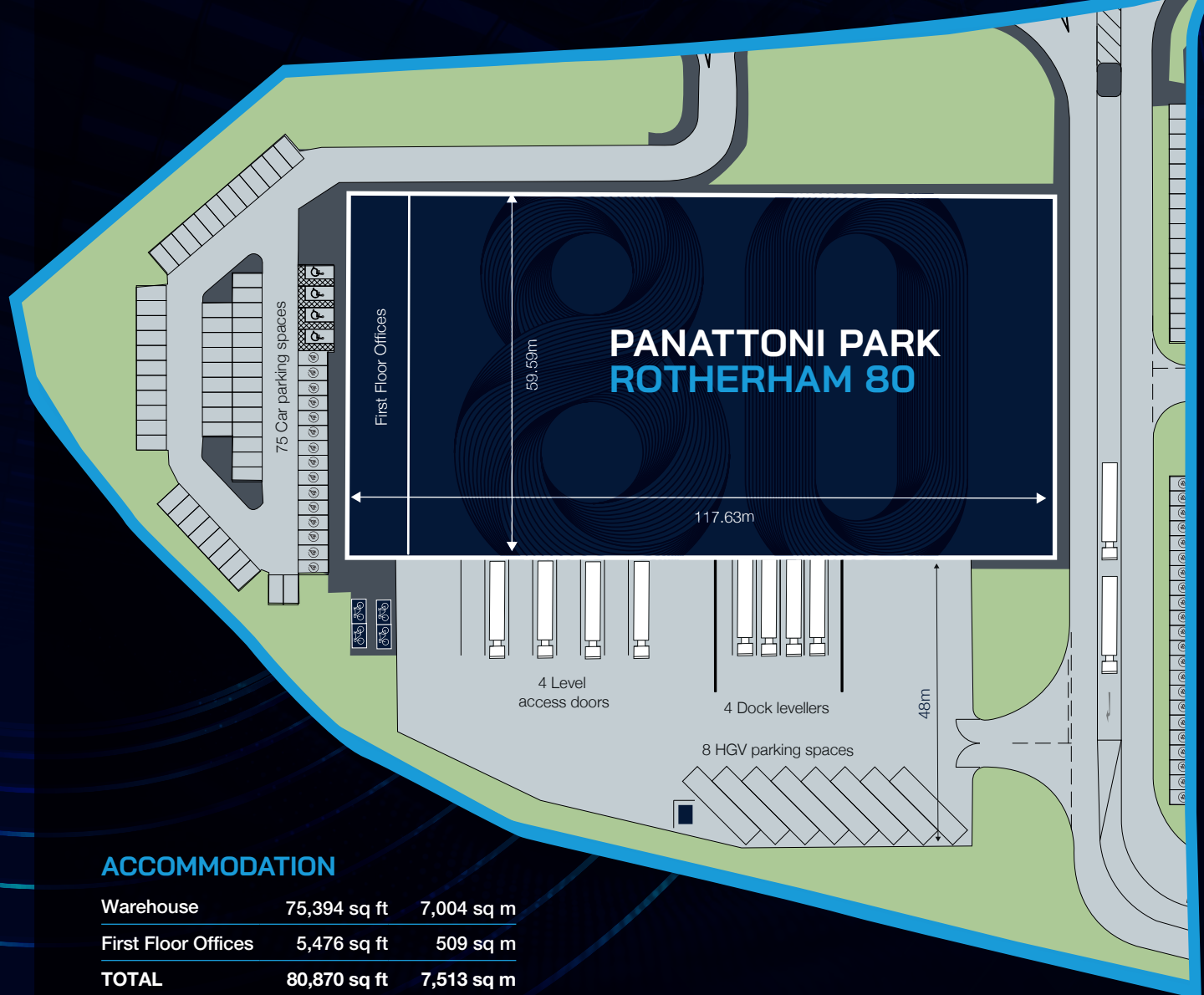
|                                                                                                                      |                                                                                                                  |                                                                                                                           |                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| <br>4<br>LEVEL<br>ACCESS<br>DOORS   | <br>4<br>DOCK<br>LEVELLERS      | <br>8<br>TRAILER<br>PARKING<br>SPACES    | <br>75<br>CAR<br>PARKING<br>SPACES          |
| <br>20%<br>EV<br>CHARGING<br>POINTS | <br>48m<br>YARD<br>DEPTH        | <br>12.5m<br>CLEAR<br>INTERNAL<br>HEIGHT | <br>50kN/m <sup>2</sup><br>FLOOR<br>LOADING |
| <br>FM2<br>FLOORING               | <br>750KVA<br>POWER<br>SUPPLY | <br>7 tonne<br>RACK LEG<br>LOADING      | <br>15%<br>ROOF<br>LIGHTS                 |

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A 19

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          |
| <b>TOTAL</b>        | <b>80,870 sq ft</b> | <b>7,513 sq m</b> |