

SITE MASTERPLAN

Unit 4	Sq Ft
Warehouse	59,052
Mezzanine Offices	5,390
Total (GEA)	64,442
Car Parking	47
Dock Doors	5
Level Access Doors	2

Unit 3	Sq Ft
Warehouse	93,493
Mezzanine Offices	5,897
Total (GEA)	99,390
Car Parking	68
Dock Doors	10
Level Access Doors	2

Unit 2	Sq Ft
Warehouse	231,610
Mezzanine Offices	6,917
Hub Offices	2,345
Total (GEA)	240,872
Car Parking	173
Dock Doors	24
Level Access Doors	2

Unit 1	Sq Ft
Warehouse	157,895
Mezzanine Offices	14,020
Total (GEA)	171,915
Car Parking	107
Dock Doors	14
Level Access Doors	2







2 Level Access Doors



12.5m Clear Internal Height



Secure Contained Service Yard



107 Car Parking Spaces



Mezzanine Offices



1.25 MVA Power Supply



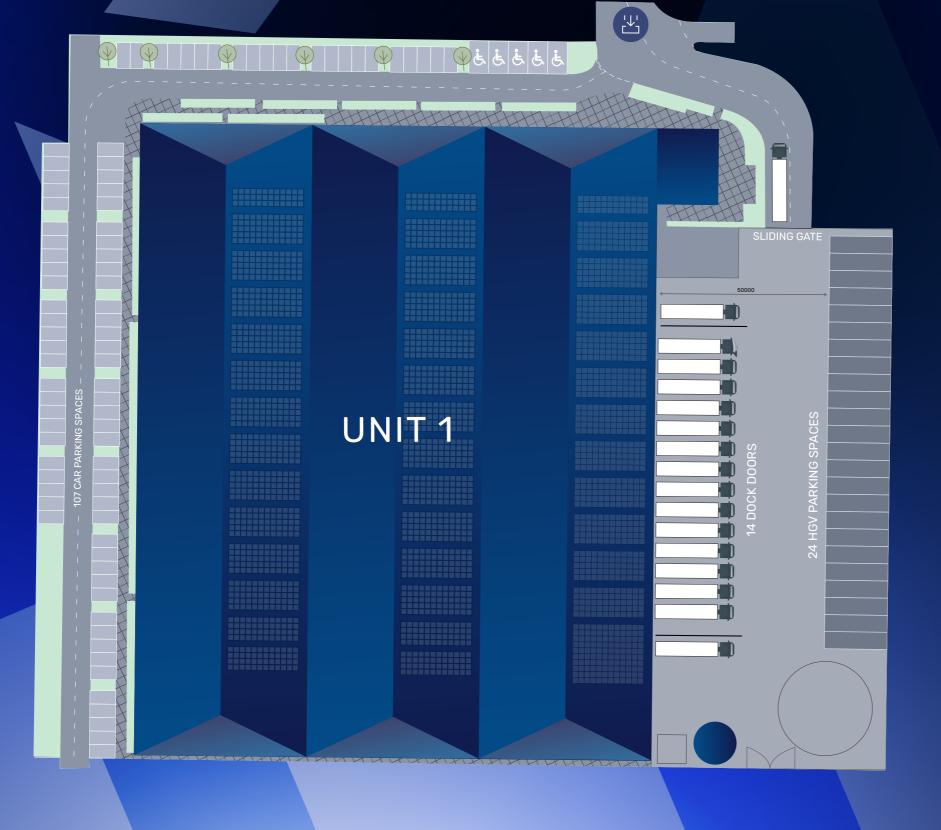
EV Charging



(PV) Photovoltaic Panels



oltaic LED Lighting



PHASE 1: 171,915 SQ FT SPECULATIVE UNIT

Phase 1 consists of a single speculative unit of 171,915 sq ft which is currently under construction. Completion is set for Q2 2026.

Offic 1	5911
Warehouse	157,895
Mezzanine Offices	14,020
Total (GEA)	171,915
Car Parking	107



PHASE 2:

3 UNITS TOTALLING 404,704 SQ FT AVAILABLE Q4 2026 A Reserved Matters planning application has been submitted for Phase 2, consisting of three units totalling 404,704 sq ft.

These units will be built speculatively, with completion set for Q4 2026.



Dock Level Loading Doors



Level Access Doors



12.5m Clear Internal Height



Secure Contained Service Yard



Car Parking Spaces



Mezzanine Offices



2.75 MVA Power Supply



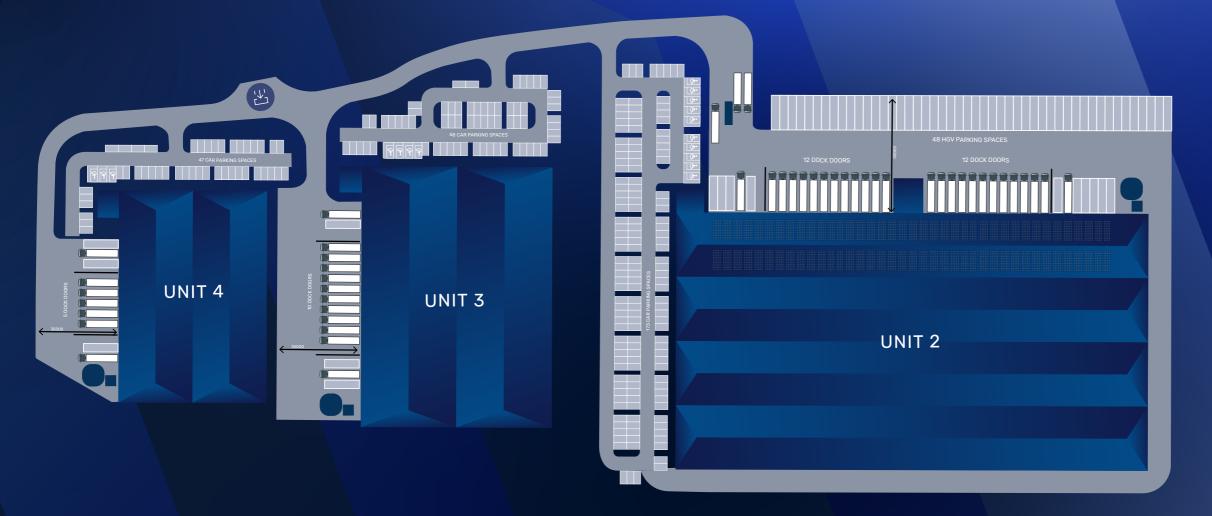
EV Charging



(PV) Photovoltaic Panels



LED Lighting



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Total (GEA)	240,872
Car Parking	173