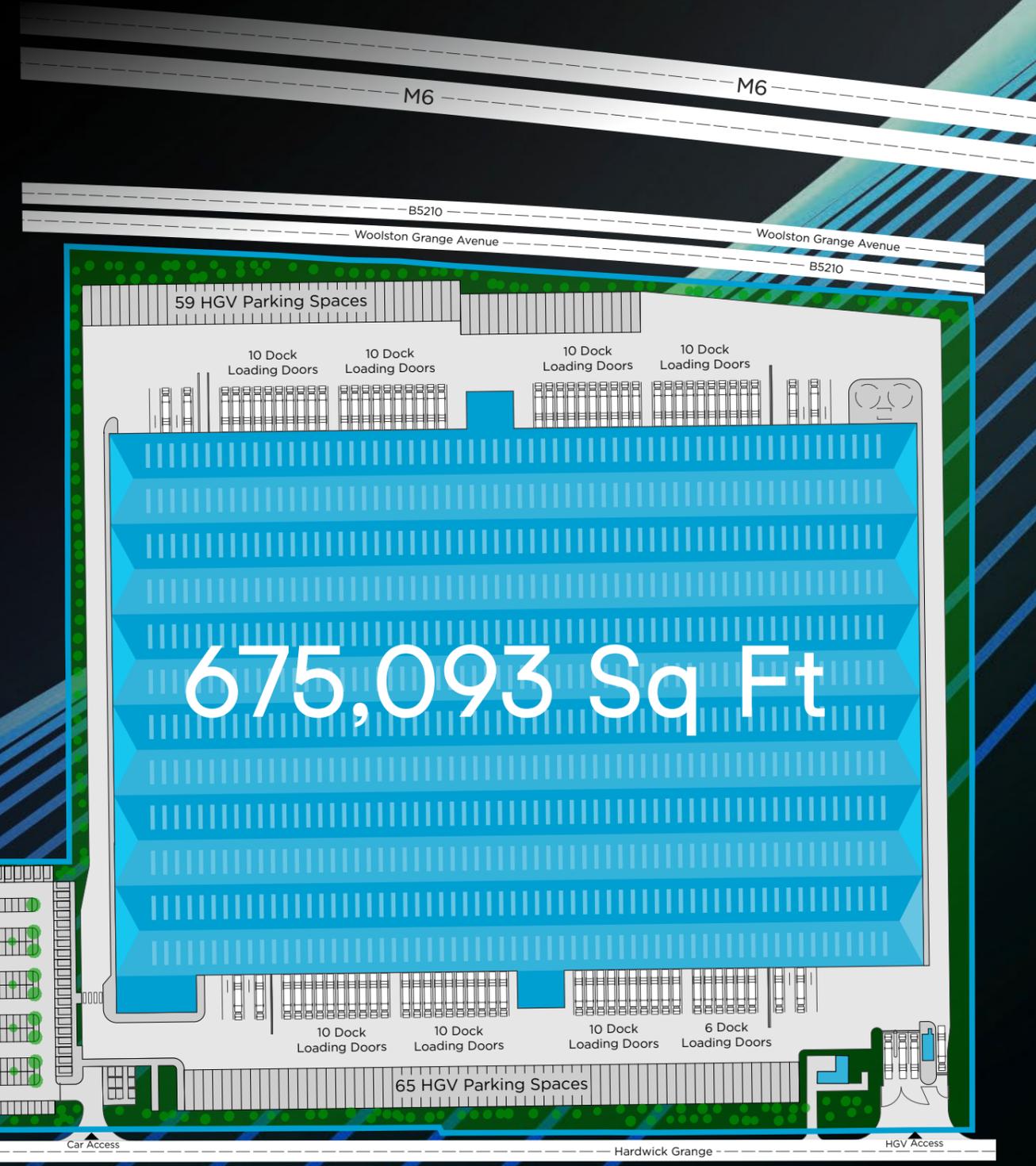


# 675

## THE NORTH WEST'S PREMIER NEW LOGISTICS DESTINATION

ACCOMMODATION	SQ FT	SQ M
Warehouse	641,892	59,634
Office Area	22,864	2,124
Transport Offices	10,036	932
Gatehouse	301	28
<b>Total (GIA)</b>	<b>675,093</b>	<b>62,718</b>

- BREEAM 'Outstanding'
- EPC 'A'
- 50kN/M<sup>2</sup> Floor Loading
- WiredScore Platinum
- 76 Dock Level Doors
- 8 Level Access Doors
- 124 HGV Trailer Spaces
- 1.9MVA Power
- 26 Accessible & 98 EV Spaces
- Up To 55m Yard Depth
- Bicycle Storage
- FM1 Flooring
- 486 Car Parking Spaces
- 18m Clear Internal Height



Indicative plan – subject to planning.