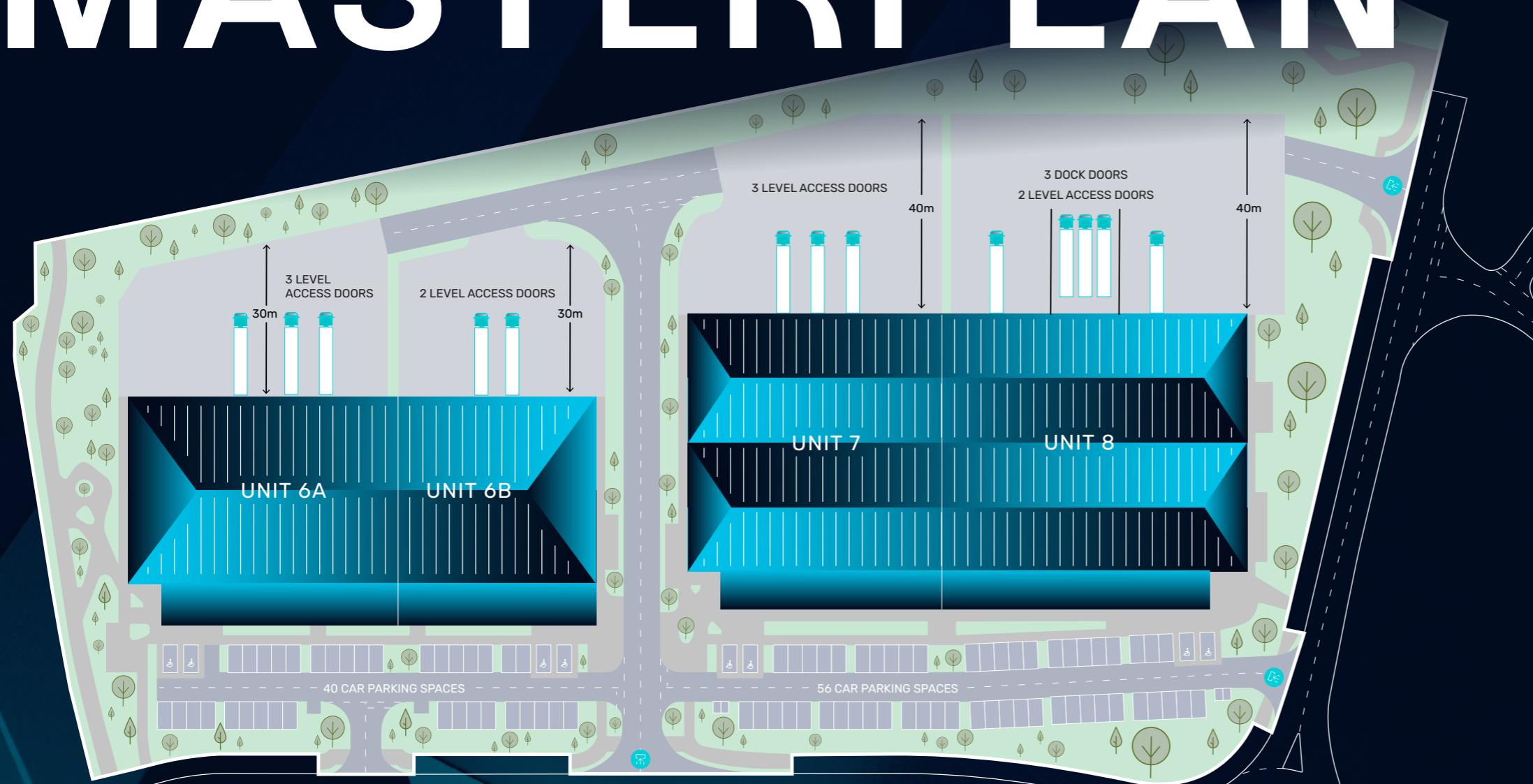


MASTERPLAN



Unit 5a	Sq Ft
Ground	14,696
First	1,905
Total (GEA)	16,601

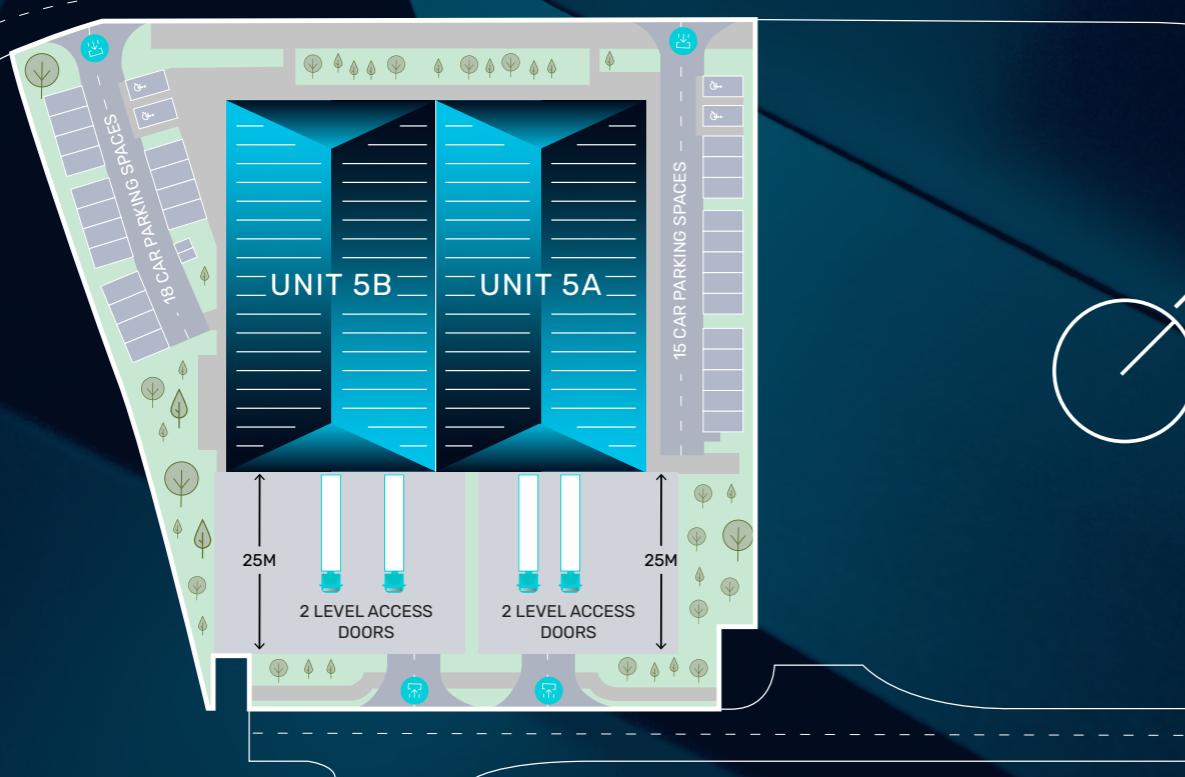
Unit 5b	Sq Ft
Ground	19,226
First	2,544
Total (GEA)	21,770

Unit 6a	Sq Ft
Ground	26,815
First	3,297
Total (GEA)	30,112

Unit 6b	Sq Ft
Ground	20,223
First	2,464
Total (GEA)	22,697

Unit 7	Sq Ft
Ground	32,677
First	4,008
Total (GEA)	36,685

Unit 8	Sq Ft
Ground	39,334
First	4,871
Total (GEA)	44,205



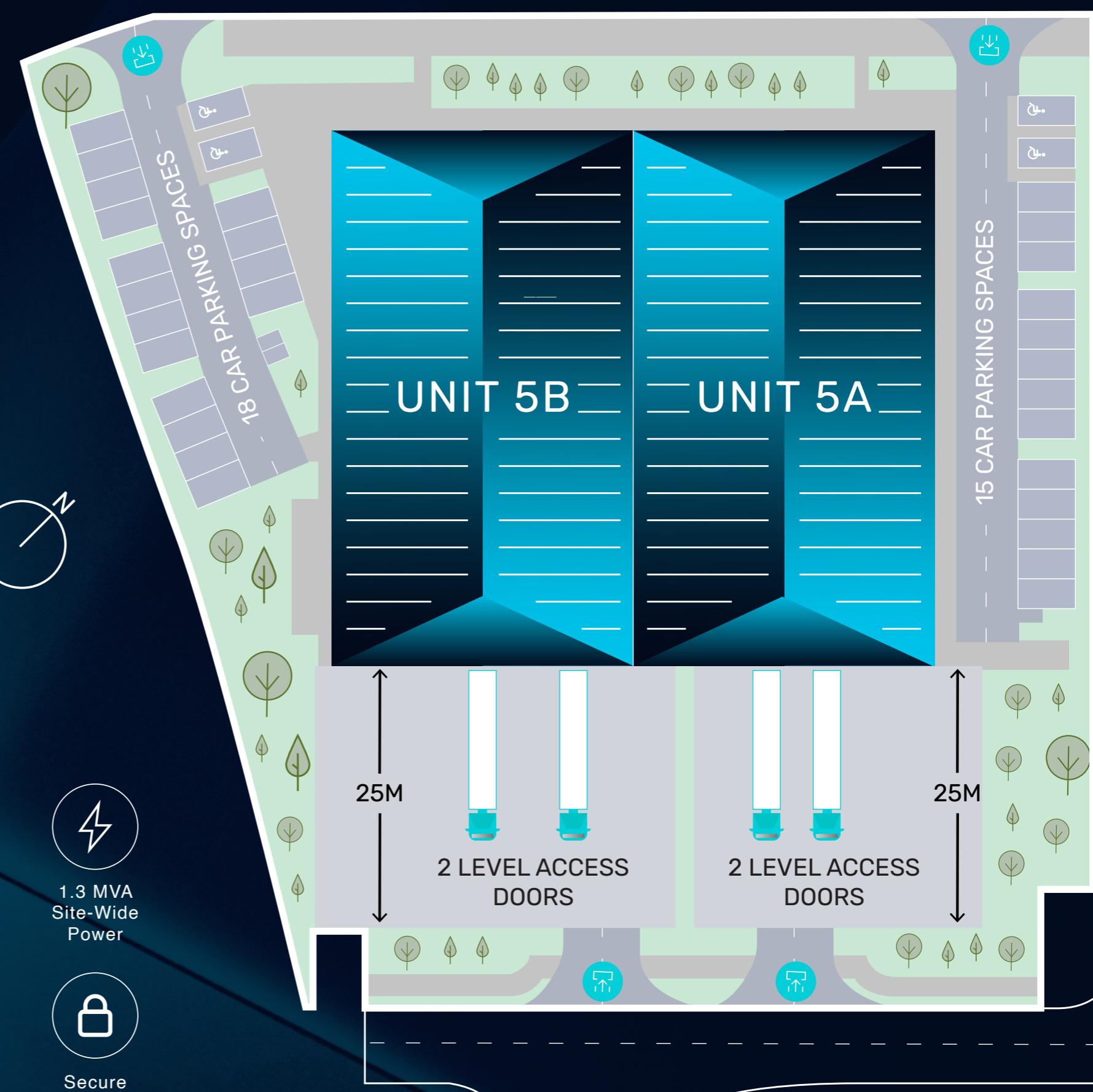
Units 5A & 5B

Units 5A and 5B will deliver a total of 38,371 sq ft of modern industrial space, with Unit 5A at 16,601 sq ft and Unit 5B at 21,770 sq ft. The units will be available from Q1 2027 and can be taken individually or combined to suit operational requirements.

Unit 5A	Sq Ft	
Ground	14,696	
First	1,905	
Total (GEA)	16,601	

Unit 5B	Sq Ft	
Ground	19,226	
First	2,544	
Total (GEA)	21,770	

-  4 Level Access Doors
-  10m Clear Internal Height
-  (PV) Photovoltaic Panels
-  LED Lighting
-  1.3 MVA Site-Wide Power
-  EV Charging
-  Car Parking Unit 5A: 15 Unit 5B: 18
-  25m Yard Depth
-  Mezzanine Offices
-  Secure Contained Service Yard



Units 6A & 6B

Units 6A and 6B will deliver 52,809 sq ft of high-quality accommodation, with Unit 6A extending to 30,112 sq ft and Unit 6B providing 22,697 sq ft. Available from Q1 2027, the units offer versatile space that can be leased separately or combined to support a wide range of operational requirements.

Unit 6A	Sq Ft
Ground	26,815
First	3,297
Total (GEA)	30,112

Unit 6B	Sq Ft
Ground	20,223
First	2,464
Total (GEA)	22,697



5 Level Access Doors



10m Clear Internal Height



(PV)
Photovoltaic Panels



LED Lighting



1.3 MVA
Site-Wide Power



EV
Charging



Car Parking
Unit 6A: 22
Unit 6B: 18



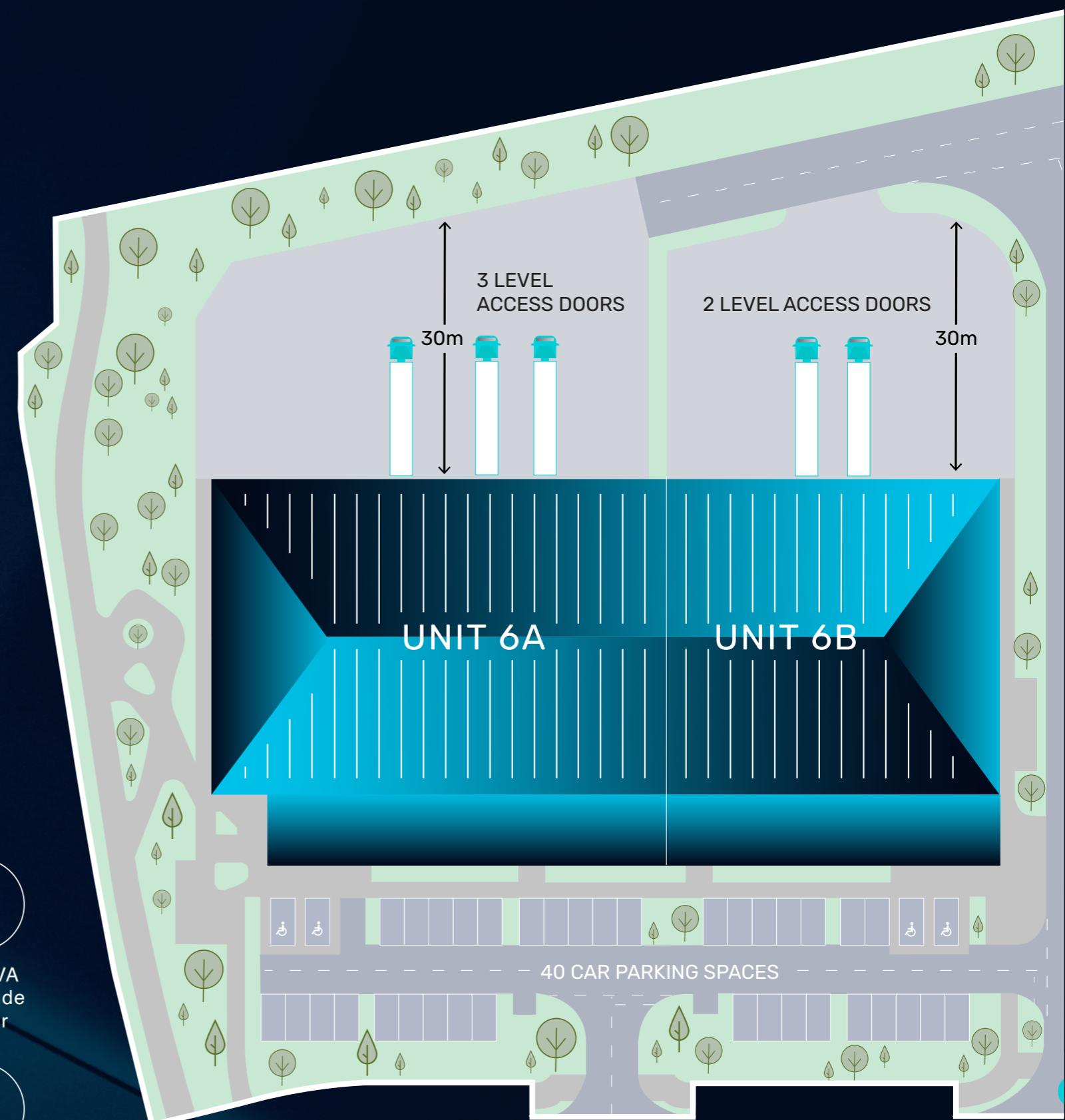
30m Yard Depth



Mezzanine
Offices



Secure
Contained
Service Yard



Units 7 & 8

Units 7 & 8 offer a combined 80,890 sq ft of high-spec space, with Unit 7 extending to 36,685 sq ft and Unit 8 providing 44,205 sq ft. Available from Q1 2027, these units deliver substantial capacity and can be leased individually or together, giving occupiers the flexibility to scale their operations with ease.

Unit 7	Sq Ft
Ground	32,382
First	4,008
Total (GEA)	36,685

Unit 8	Sq Ft
Ground	39,334
First	4,871
Total (GEA)	44,205



3 Dock Level
Doors / 5 Level
Access Doors



10m Clear
Internal Height



(PV)
Photovoltaic
Panels



LED
Lighting



1.3 MVA
Site-Wide
Power



EV
Charging



Car Parking
7: 26
8: 30



40m Yard
Depth



Mezzanine
Offices



Secure
Contained
Service Yard

