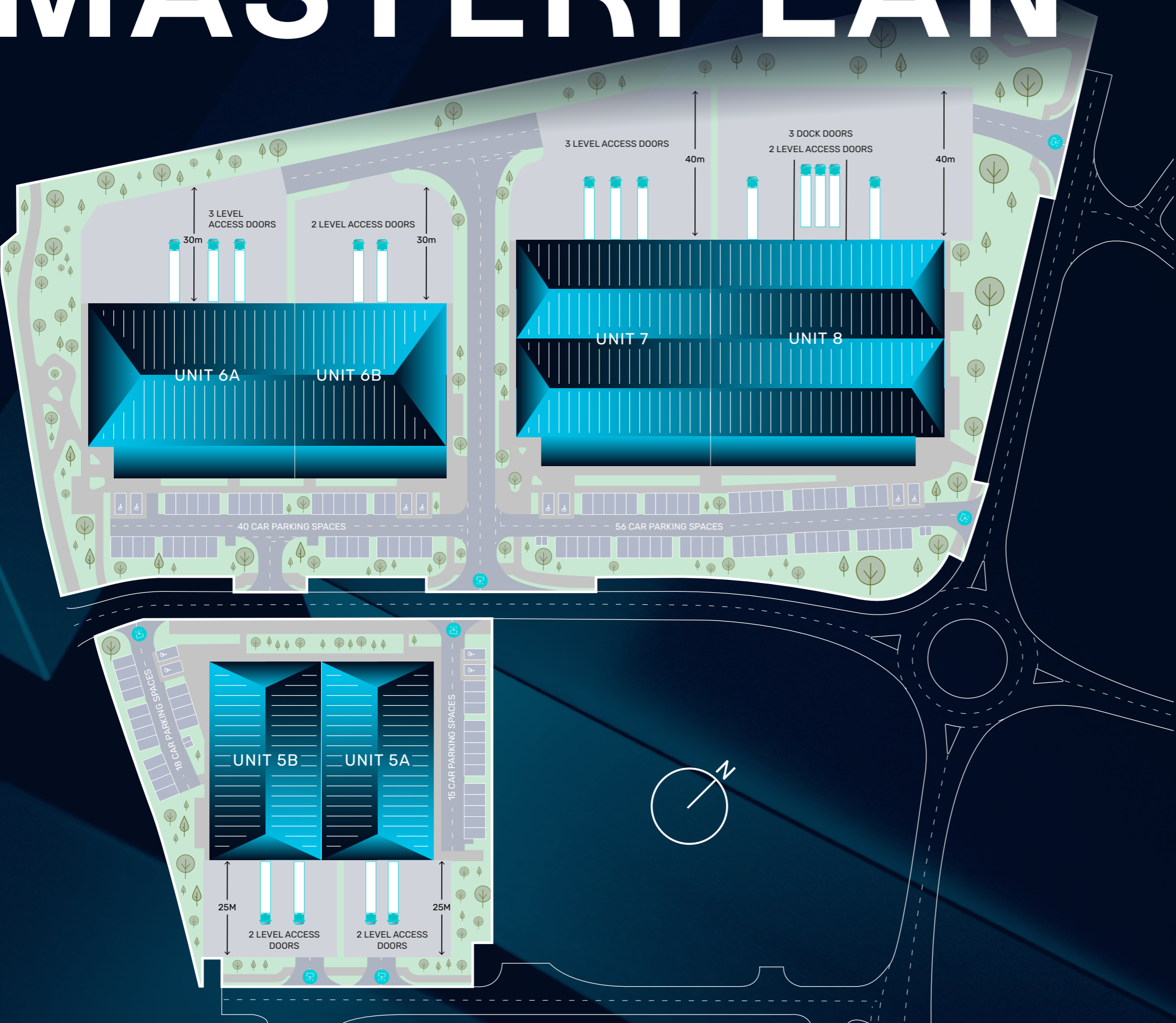




# MASTERPLAN



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

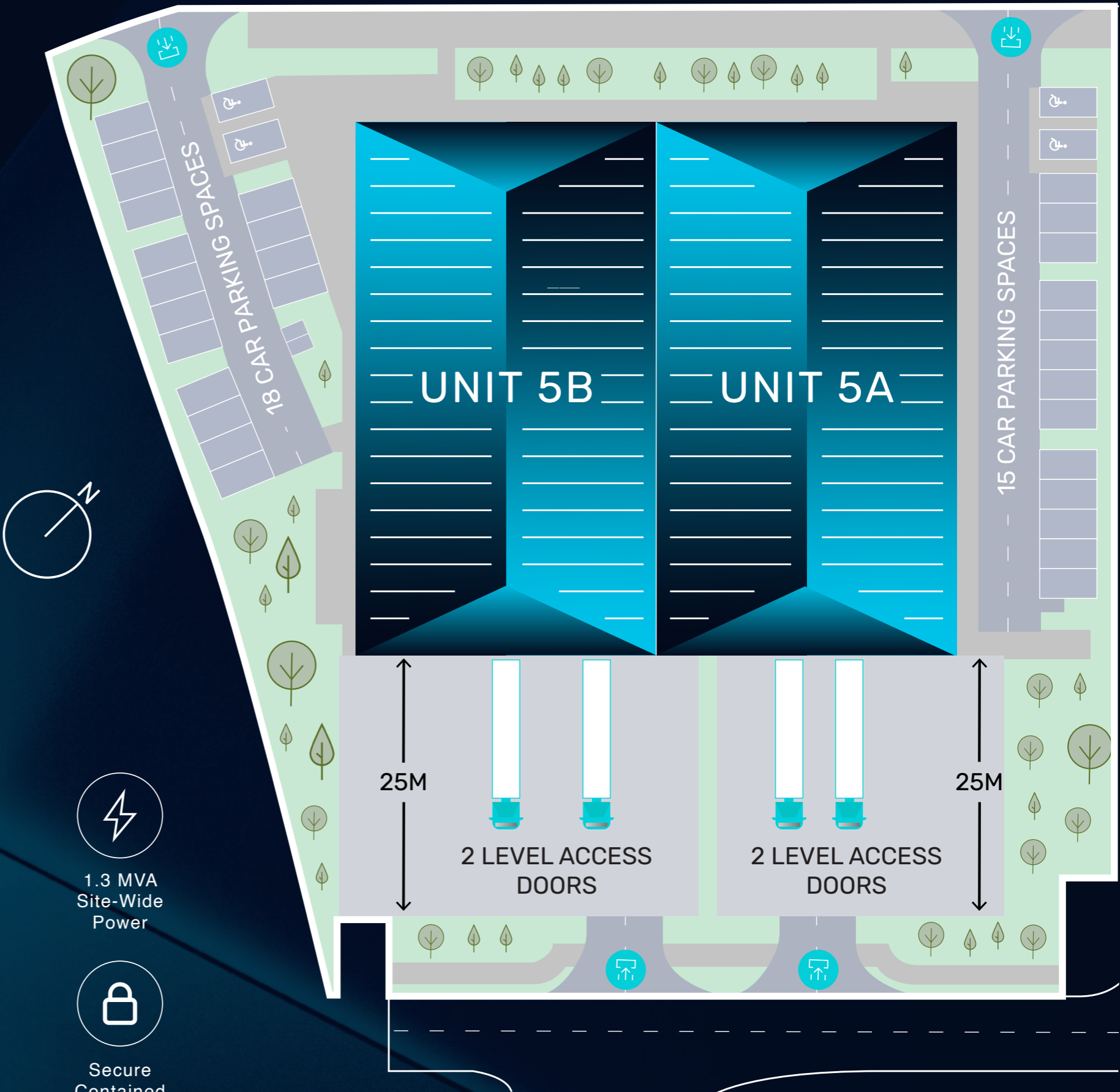


# Units 5A & 5B

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

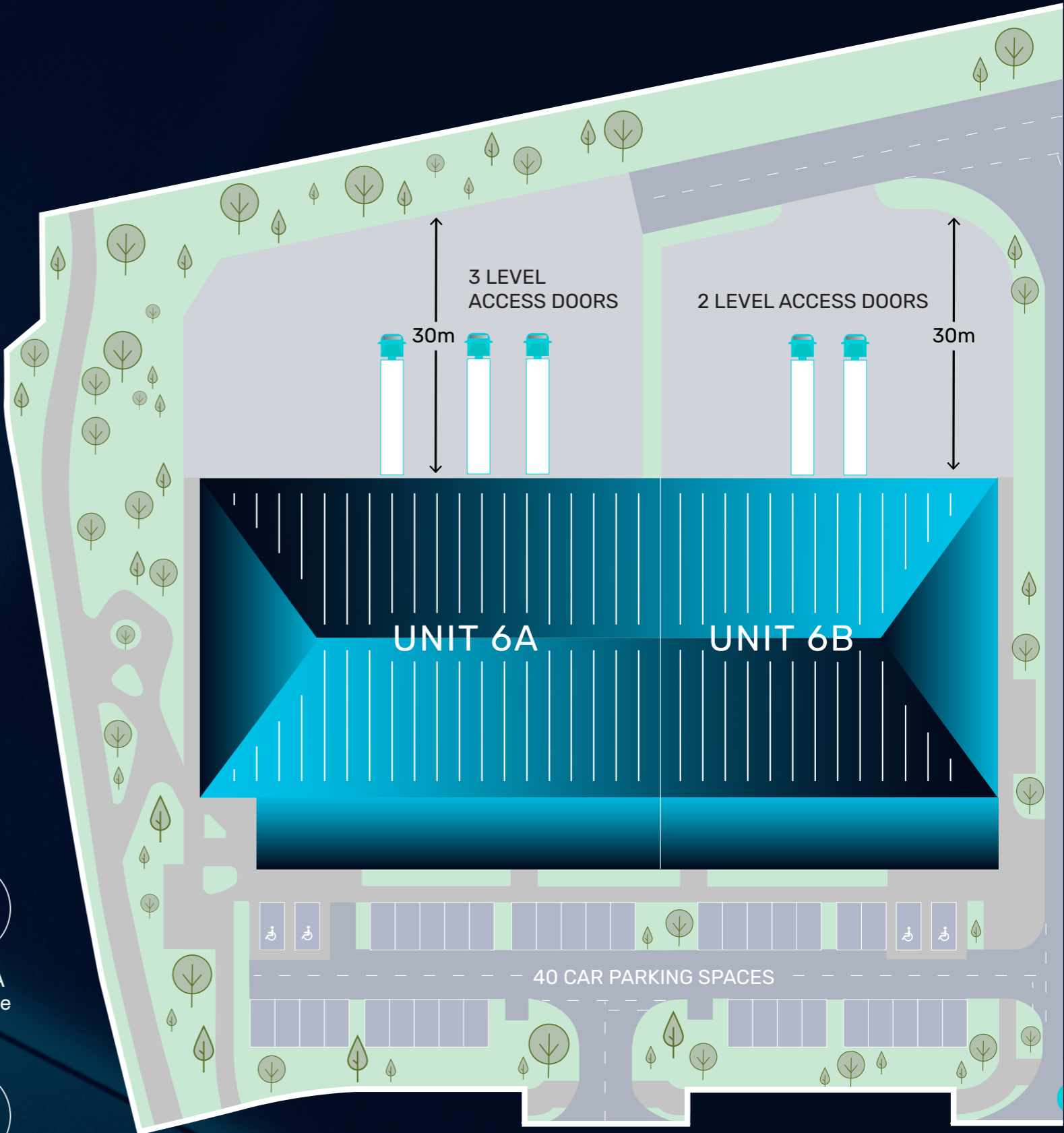


# Units 6A & 6B

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

