35 Dock Leveller Doors

4 Level Access Doors to Warehouse

8 Euro Dock Leveller Doors

Clear Internal Height
Warehouse 18m
Main Office Ground to First Floor 7.2m
Main Office First to Second Floor 4.2m

55m Yard Depth

386 Car Parking Spaces

49 Car EV Charging Points

2 MVA Power / Potential to increase to 6MVa

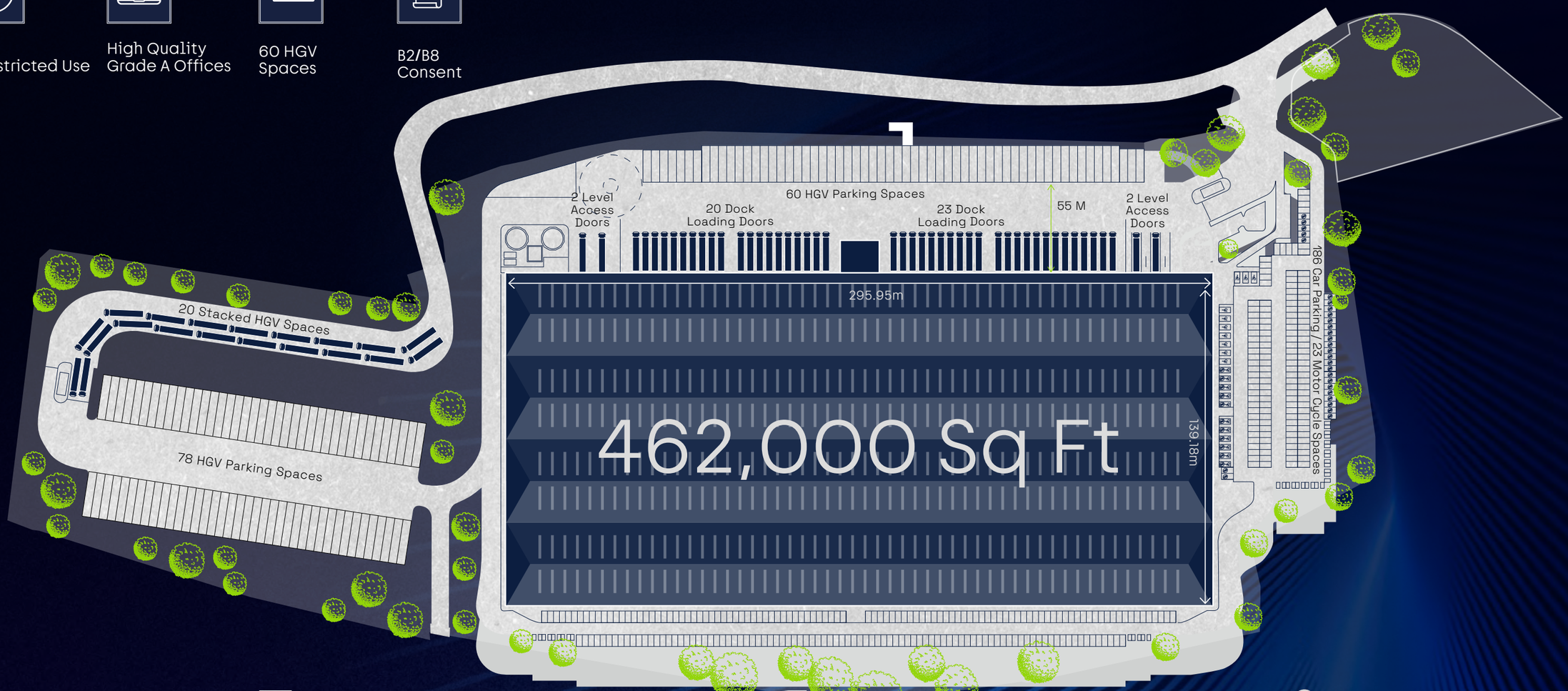
24/7 Unrestricted Use

High Quality Grade A Offices

60 HGV Spaces

B2/B8 Consent

Accommodation	SQ FT	SQ M
Warehouse	436,399	40,543
Undercroft	5,300	492
Office Core	1,217	113
Office Core Stair	312	29
Office Area – First Floor	6,707	623
Office Area – Second Floor	6,707	623
Transport Office (Two Storey)	5,056	470
Gatehouse	301	28
Total GIA	**462,000**	**42,921**



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