









UNIT 2A

| | | |
|---------------------|---------------------|-------------------|
| Warehouse | 45,160 sq ft | 4,195 sq m |
| First floor offices | 6,306 sq ft | 586 sq m |
| TOTAL (GEA) | 51,466 sq ft | 4,781 sq m |

UNIT 2B

| | | |
|---------------------|---------------------|-------------------|
| Warehouse | 55,029 sq ft | 5,112 sq m |
| First floor offices | 6,347 sq ft | 590 sq m |
| TOTAL (GEA) | 61,376 sq ft | 5,702 sq m |

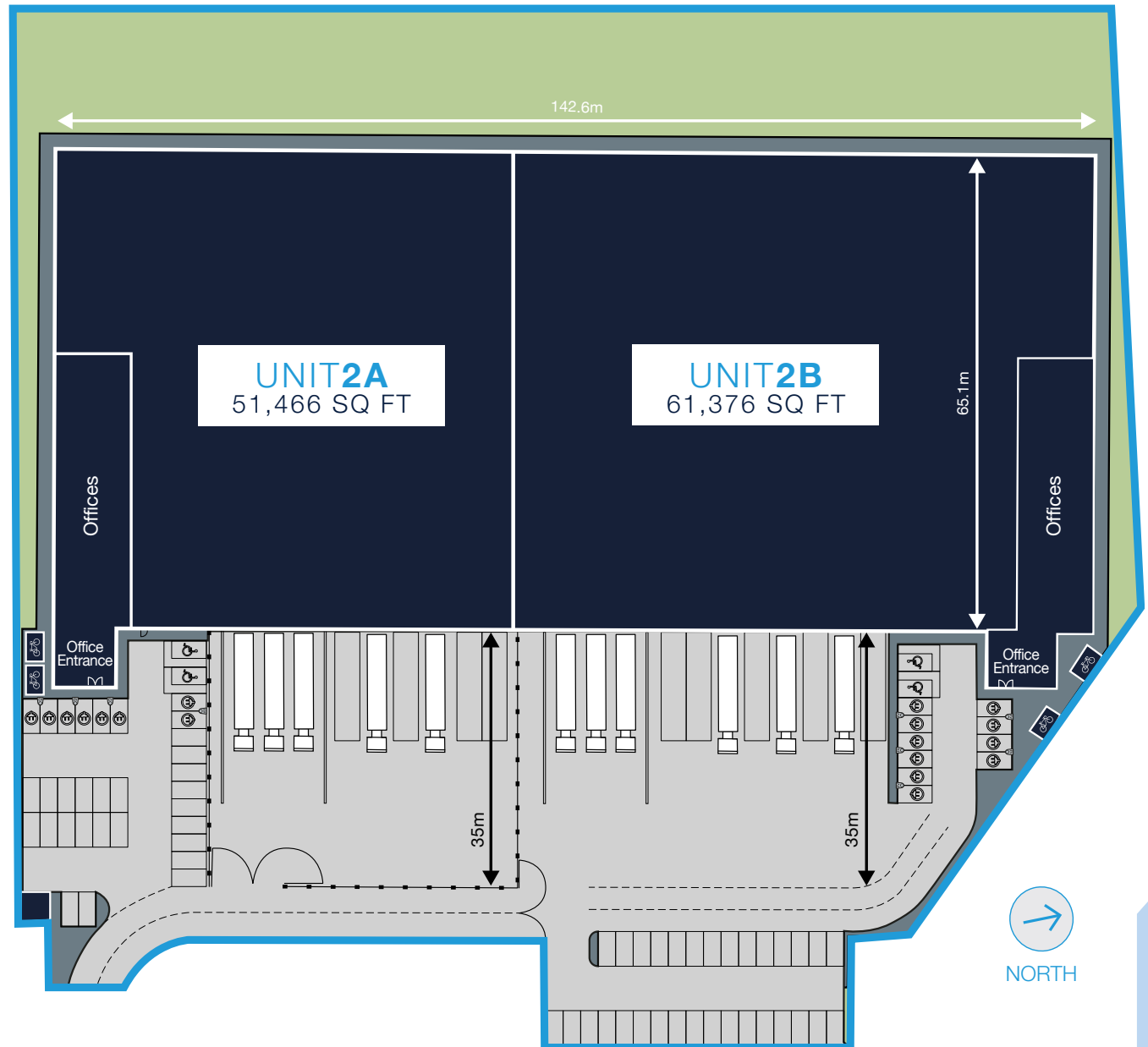
SPECIFICATION FOR BOTH UNITS

| | | | |
|---|--|---|--|
|  12m CLEAR INTERNAL HEIGHT |  50kN/m ² FLOOR LOADING |  500 KVA |  15% ROOF LIGHTS |
|  PHOTOVOLTAIC CELLS INSTALLED |  7 Tonne RACK LEG POINT LOADING |  ELECTRIC VEHICLE CHARGING POINTS |  35m YARD DEPTH |





BREEAM[®] Built to BREEAM rating of 'Excellent'
EPC rating of 'A'
A 0-25

TERMS Available to let on new FRI leases for terms to be agreed.





RENT On application.



UNIT 2A SPECIFICATION

| | | | |
|---|---|---|---|
|  |  |  |  |
| 3 DOCK DOORS | 2 LEVEL ACCESS DOORS | 9 HGV TRAILER SPACES | 33 CAR PARKING SPACES |

UNIT 2B SPECIFICATION

| | | | |
|---|---|---|---|
|  |  |  |  |
| 3 DOCK DOORS | 3 LEVEL ACCESS DOORS | 11 HGV TRAILER SPACES | 43 CAR PARKING SPACES |