















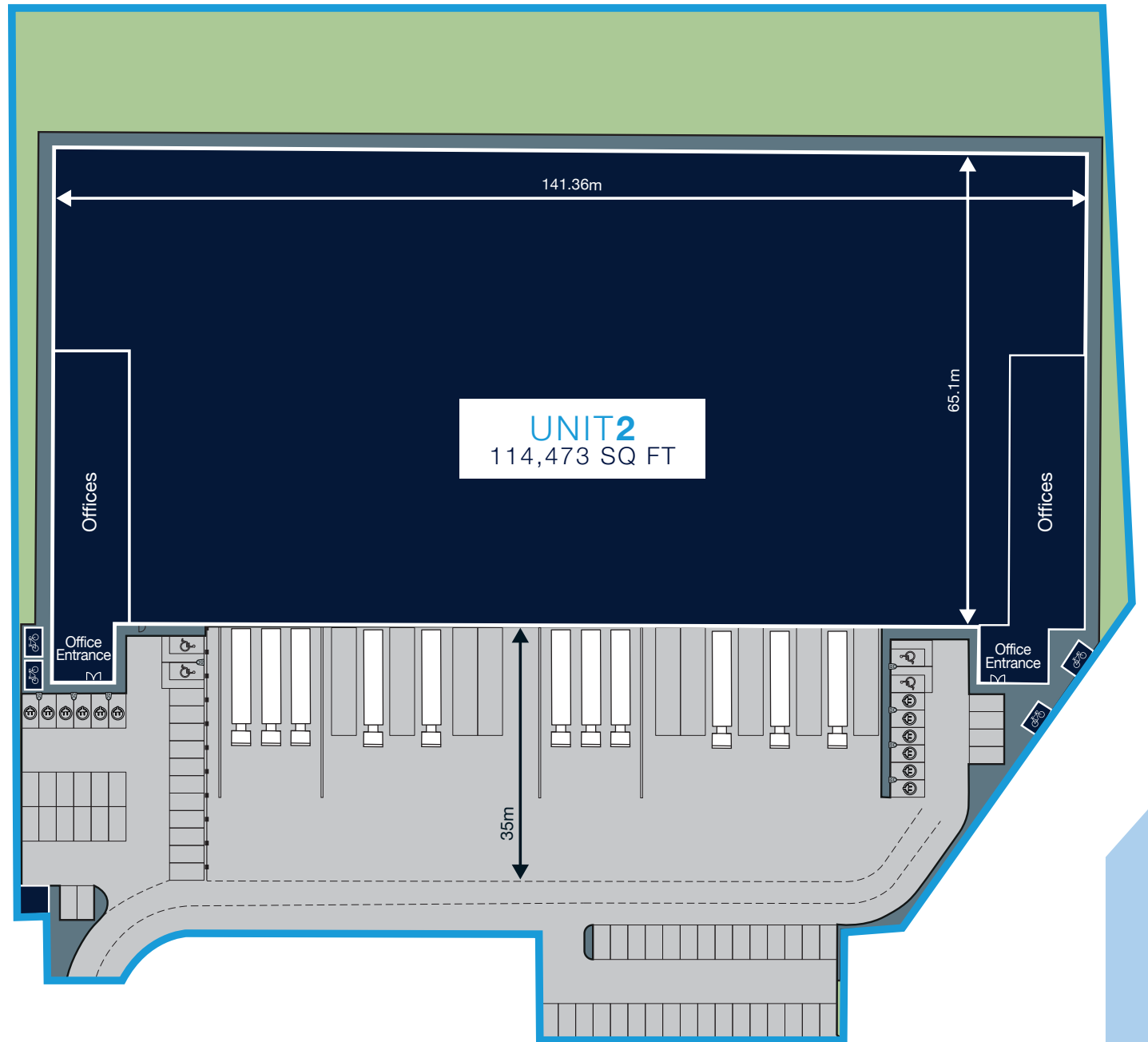


# UNIT 2 COMBINED UNIT

Warehouse	101,000 sq ft	9,383 sq m
Ground floor offices	2,375 sq ft	221 sq m
First floor offices	11,098 sq ft	1,031 sq m
<b>TOTAL (GEA)</b>	<b>114,473 sq ft</b>	<b>10,635 sq m</b>

## SPECIFICATION

 12m CLEAR INTERNAL HEIGHT	 50kN/m <sup>2</sup> FLOOR LOADING	 500 KVA	 15% ROOF LIGHTS
 PHOTOVOLTAIC CELLS INSTALLED	 7 Tonne RACK LEG POINT LOADING	 13% EV CAR & VAN CHARGING	 35m YARD DEPTH
 6 DOCK DOORS	 5 LEVEL ACCESS DOORS	 20 HGV TRAILER SPACES	 76 CAR PARKING SPACES
 CYCLE SHELTERS	 16 ELECTRIC VEHICLE CHARGING POINTS	 SECURE YARD	 LED LIGHTING



INDICATIVE IMAGE



NORTH