









# UNIT 2A

Warehouse	45,383 sq ft	4,216 sq m
Ground floor offices	1,191 sq ft	111 sq m
First floor offices	5,555 sq ft	516 sq m
<b>TOTAL (GEA)</b>	<b>52,129 sq ft</b>	<b>4,843 sq m</b>

# UNIT 2B

Warehouse	55,617 sq ft	5,167 sq m
Ground floor offices	1,184 sq ft	110 sq m
First floor offices	5,543 sq ft	515 sq m
<b>TOTAL (GEA)</b>	<b>62,344 sq ft</b>	<b>5,792 sq m</b>

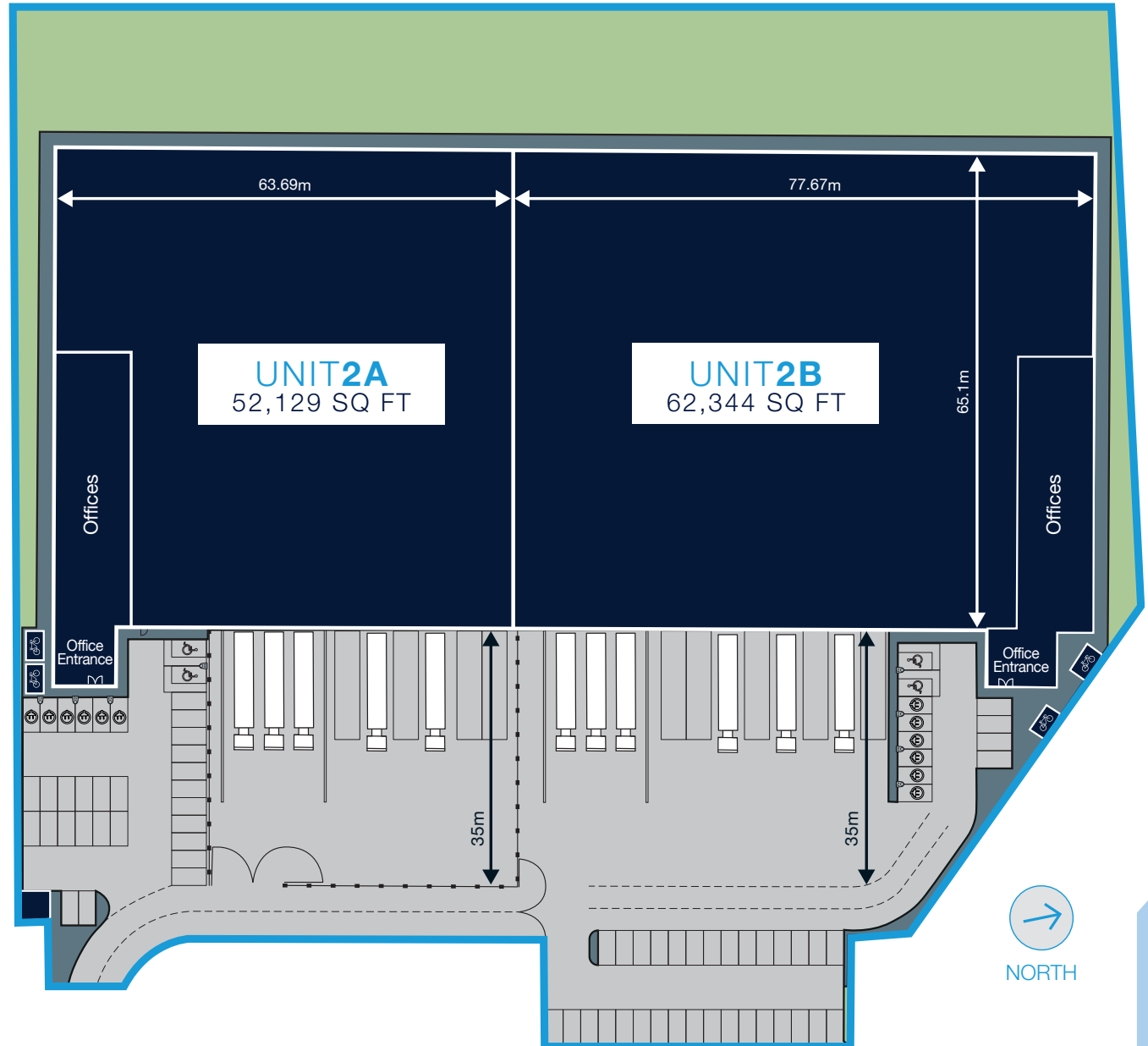
## SPECIFICATION FOR BOTH UNITS

 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	 8 ELECTRIC VEHICLE CHARGING POINTS	 35m YARD DEPTH





**BREEAM**<sup>®</sup> 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