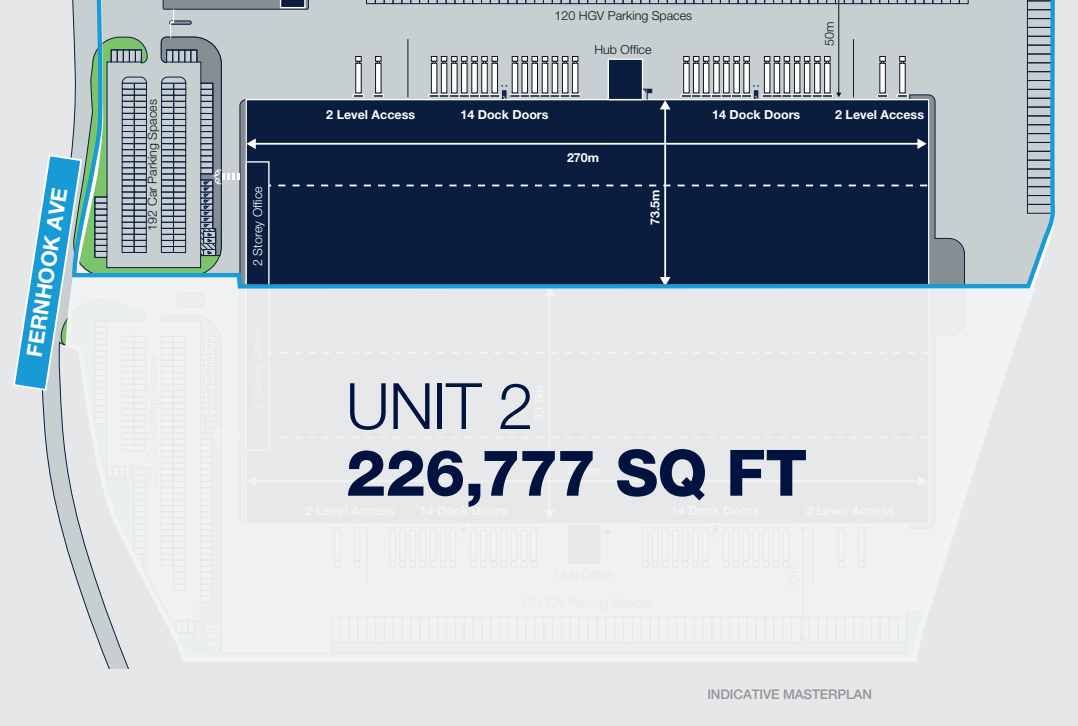
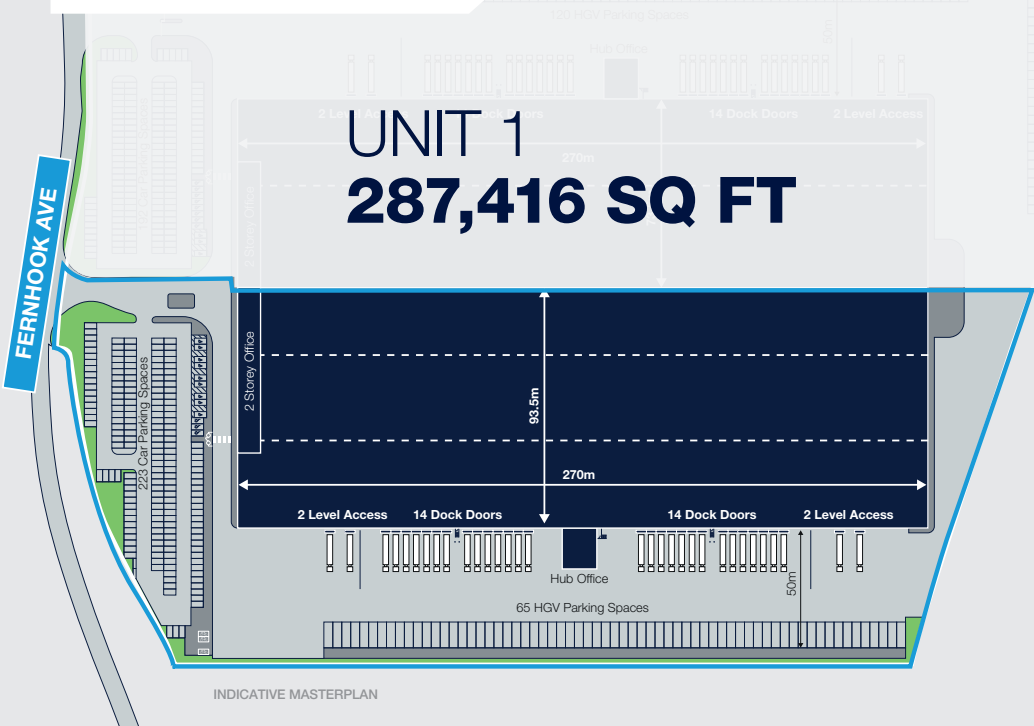







CROSS-SPLIT OPTION



SPECIFICATION

 50m YARD DEPTH	 4 LEVEL ACCESS DOORS
 28 DOCK DOORS	 65 HGV TRAILER SPACES
 223 CAR PARKING SPACES	

INDICATIVE ACCOMMODATION

Warehouse	271,016 sq ft	25,178 sq m
Offices	12,400 sq ft	1,153 sq m
Hub Office	4,000 sq ft	371 sq m
GateHouse	280 sq ft	26 sq m
TOTAL	287,416 sq ft	26,728 sq m

BREEAM®

Built to BREEAM rating of 'Very Good'

EPC rating of 'A'

A 0-25

INDICATIVE ACCOMMODATION

Warehouse	212,897 sq ft	19,779 sq m
Offices	9,600 sq ft	892 sq m
Hub Office	4,000 sq ft	371 sq m
GateHouse	280 sq ft	26 sq m
TOTAL	226,777 sq ft	21,068 sq m






BREEAM®

Built to BREEAM rating of 'Very Good'

EPC rating of 'A'

A 0-25

SPECIFICATION

 50m YARD DEPTH	 4 LEVEL ACCESS DOORS
 28 DOCK DOORS	 120 HGV TRAILER SPACES
 192 CAR PARKING SPACES	