



**ENERGY
 PERFORMANCE
 EPC A**

**BREEAM
 RATING
 VERY GOOD**

ACCOMMODATION

UNIT 11	SQ FT	SQ M
Warehouse	155,546	14,451
First Floor Offices	6,309	586
Second Floor Offices	6,299	585
TOTAL AREA (GIA)	168,154	15,622
Car parking spaces (Inc disabled)		135
Yard depth		50m
Dock levellers		14
Euro dock		1
Level access doors		2

SPECIFICATION

WAREHOUSE AND PRODUCTION SPACE

- Clear internal height to haunch 12m
- Warehouse floor slabs to FM2 surface level classification with UDL loadings of 50kNm2
- 10% roof lights
- Dock level and level access loading doors
- Steel portal frame construction
- 2MVA available

OFFICES

- Grade A open plan offices
- Feature entrance and reception areas
- Integrated comfort cooling and heating systems
- Raised floors and floor boxes
- Suspended ceilings with recessed lighting to CIBSE LD7
- 8 person automatic passenger lifts
- Kitchen units and shower facilities

EXTERNAL AREA

- High quality and extensive landscaping
- Block paved car parking
- Concrete service yards and HGV parking for 44 ton vehicles
- Covered and secure cycle parking
- Secured gated access road and yard