

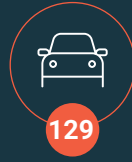
INDICATIVE SPECIFICATION



Dock Loading
Doors



Level Access
Loading Doors



129
Parking
Spaces



EV Charging
Spaces



8.5m minimum
to haunch



50m
Loading
Yard Area



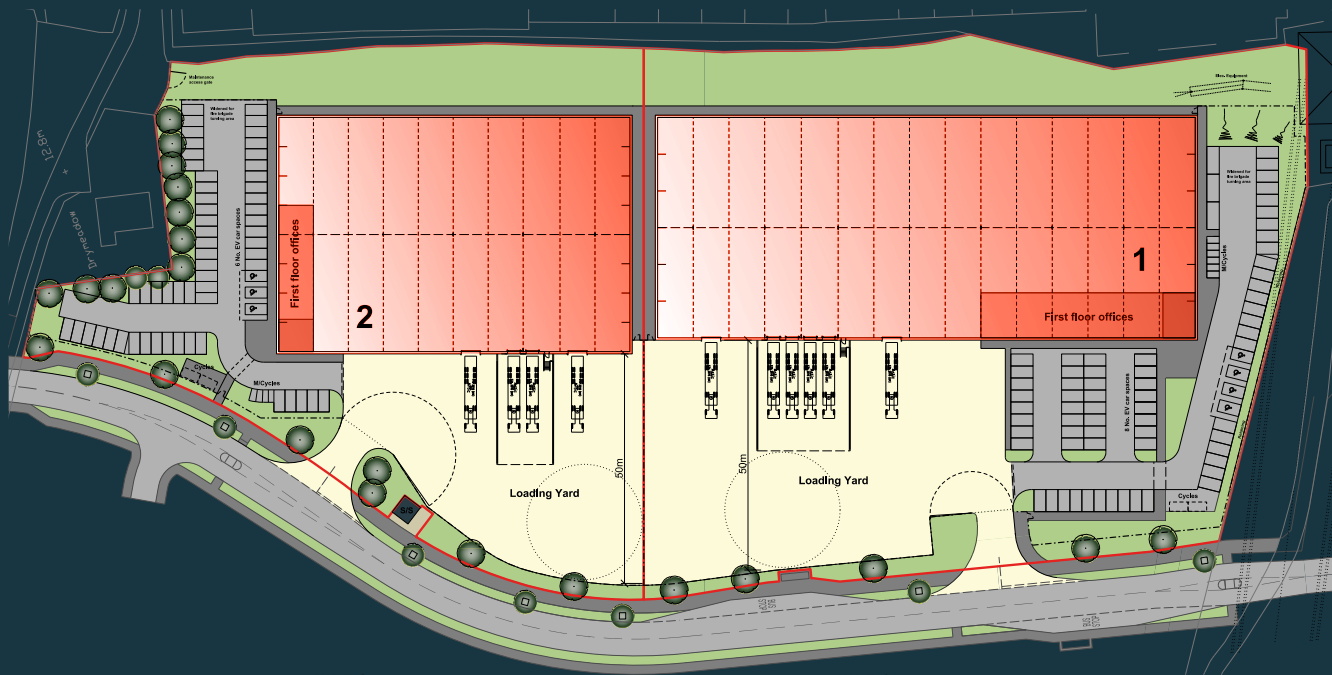
15%
Roof
Lights



1.44 MVA across
the entire site

OPPORTUNITY

TWO UNITS OF 44,180 SQ FT AND 64,880 SQ FT



Target EPC 'A'



PV
to the Roof



Target BREEAM
'Excellent'



1st Floor
Offices

TO A40 >>

AREA	UNIT 1	UNIT 2
Ground floor	60,000	41,620
First floor office	4,880	2,560
Total	64,880	44,180
Site Area	3.80 acres	2.69 acres