









# UNIT2A

Warehouse	45,160 sq ft	4,195 sq m
First floor offices	6,306 sq ft	586 sq m
<b>TOTAL (GEA)</b>	<b>51,466 sq ft</b>	<b>4,781 sq m</b>

# UNIT2B

Warehouse	55,029 sq ft	5,112 sq m
First floor offices	6,347 sq ft	590 sq m
<b>TOTAL (GEA)</b>	<b>61,376 sq ft</b>	<b>5,702 sq m</b>

## SPECIFICATION FOR BOTH UNITS

 12m CLEAR INTERNAL HEIGHT	 50kN/m² FLOOR LOADING	 500 KVA	 15% ROOF LIGHTS
 PV PHOTOVOLTAIC CELLS INSTALLED	 7 Tonne RACK LEG POINT LOADING	 EV ELECTRIC VEHICLE CHARGING POINTS	 35m YARD DEPTH

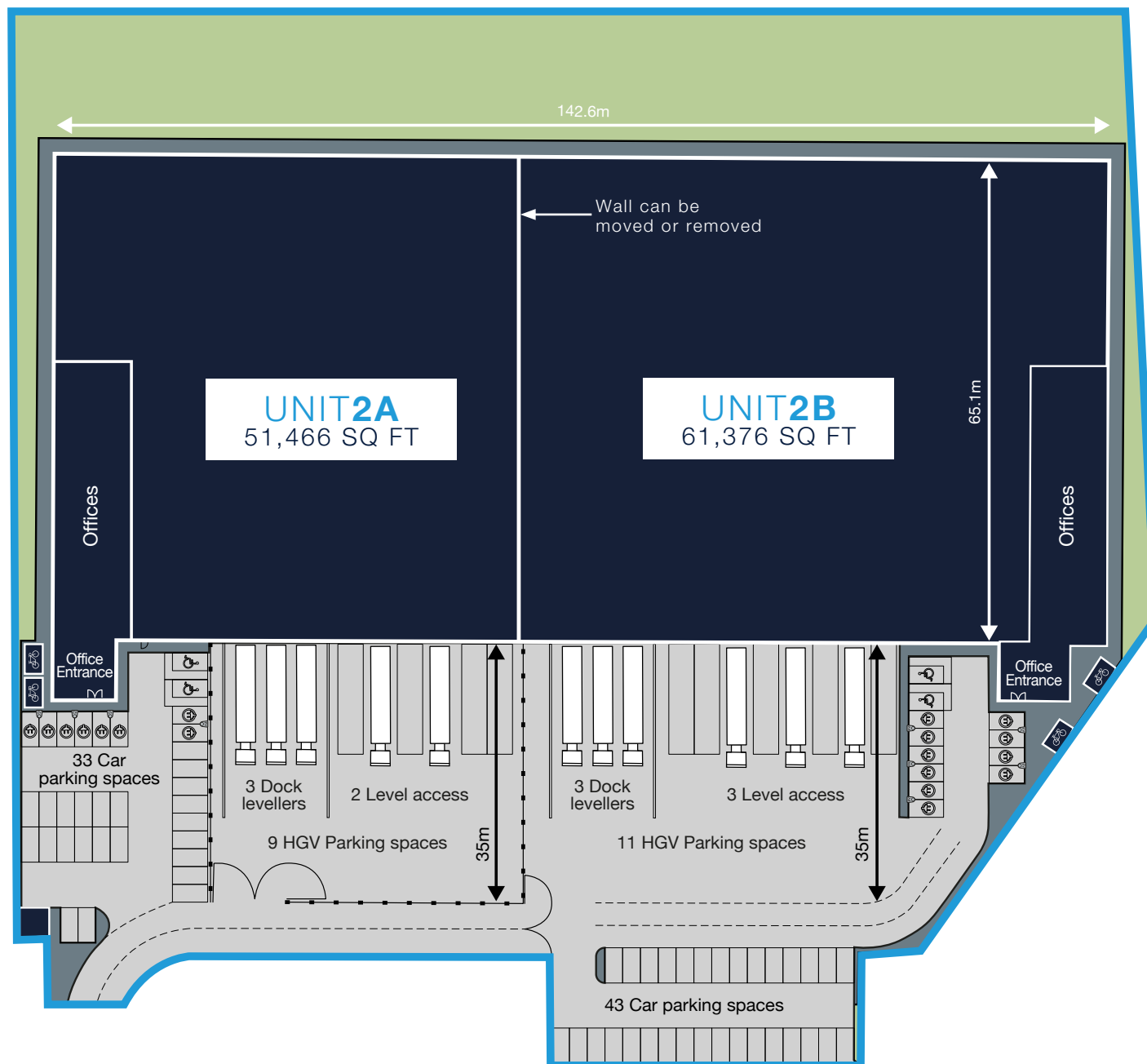
BREEAM®

Built to BREEAM rating of  
'Very Good' EPC rating of 'A'

**A** 0-25

**TERMS** Available to let on new FRI leases  
for terms to be agreed

**RENT** On application



NORTH