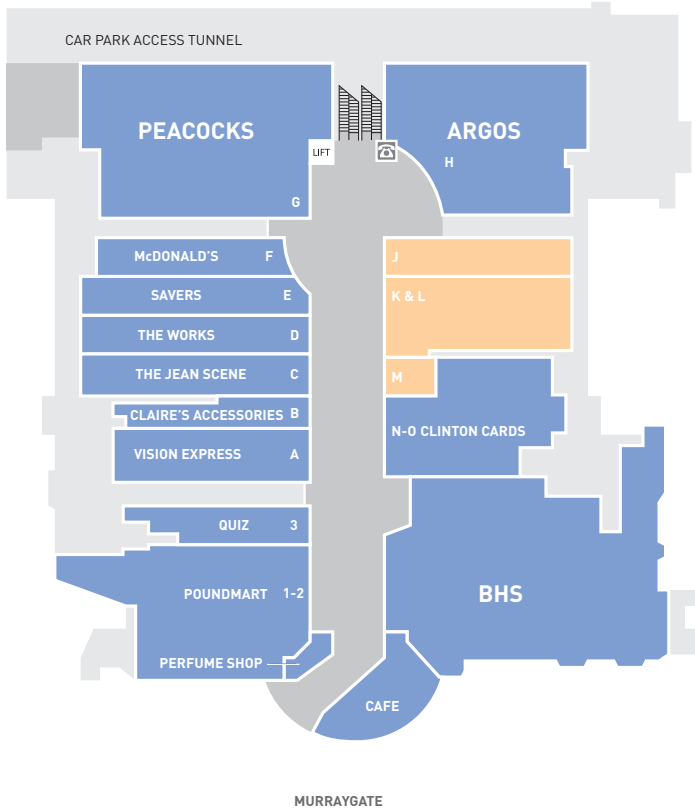


Wellgate

GROUND FLOOR UNITS TO LET



Unit J



Gross Frontage:	6.21m	(20' 4")
Net Frontage:	5.8m	(19' 0")
Internal Depth:	28.17m	(92' 5")
Internal Width:	5.91m	(19' 5")
Total Area:	164sq m	1765sq ft

Unit K & L



Gross Frontage:	12m	(39' 4")
Net Frontage:	11.6m	(38' 1")
Internal Depth:	27.6m	(90' 6")
Internal Width:	10.05m	(32' 11")
Total Area:	300sq m	3215sq ft

Unit M



Gross Frontage:	6.07m	(19' 11")
Net Frontage:	5.69m	(18' 8")
Internal Depth:	7.57m	(24' 10")
Internal Width:	5.74m	(18' 10")
Total Area:	43.4sq m	467sq ft

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Wellgate

FIRST FLOOR UNITS TO LET



Unit 12-13	Gross Frontage:	10.73m	(35' 2")
	Net Frontage:	10.63m	(34' 11")
	Internal Depth:	27.13m	(89' 0")
	Internal Width:	10.74m	(35' 3")
	Total Area:	286.4sq m	3083sq ft

Unit 14-15	Gross Frontage:	12.13m	(39' 10")
	Net Frontage:	11.93m	(39' 2")
	Internal Depth:	27.31m	(89' 7")
	Internal Width:	11.93m	(39' 2")
	Total Area:	307.1sq m	3306sq ft

Unit 16	Gross Frontage:	6.02m	(19' 9")
	Net Frontage:	5.82m	(19' 1")
	Internal Depth:	27.17m	(89' 2")
	Internal Width:	5.82m	(19' 1")
	Total Area:	172.9sq m	1861sq ft

Unit 17	Gross Frontage:	6.30m	(20' 8")
	Net Frontage:	6.20m	(20' 4")
	Internal Depth:	22.29m	(73' 2")
	Internal Width:	5.75m	(18' 10")
	Total Area:	126.9sq m	1366sq ft

Store E	Gross Frontage:	22.5m	(73' 10")
	Net Frontage:	22m	(72' 2")
	Internal Depth:	26m	(85' 3")
	Internal Width:	24m	(78' 9")
	Total Area:	648sq m	6975sq ft

Unit W	Gross Frontage:	7.1m	(23' 3")
	Net Frontage:	6.9m	(22' 8")
	Internal Depth:	27.05m	(88' 9")
	Internal Width:	6.9m	(22' 8")
	Total Area:	184.7sq m	1988sq ft

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SECOND FLOOR UNITS TO LET



Unit 19	Gross Frontage	11.95m	(39' 2")
	Net Frontage	11.95m	(39' 2")
	Internal Depth	22.86m	(75' 0")
	Internal Width	8.52m	(27' 11")
	Total Area:	263.5sq m	2836sq ft

Unit 21	Gross Frontage:	16.06m	(52' 8")
	Net Frontage:	15.76m	(51' 8")
	Internal Depth:	15.92m	(52' 3")
	Internal Width:	13.79m	(45' 3")
	Total Area:	206.2sq m	2220sq ft

Unit 30	Gross Frontage:	5.79m	(19' 0")
	Net Frontage:	5m	(16' 5")
	Internal Depth:	16.75m	(54' 4")
	Internal Width:	9.32m	(30' 7")
	Total Area:	140.47sq m	1321sq ft

Unit 31B	Gross Frontage:	4.98m	(16' 4")
	Net Frontage:	4.86m	(15' 11")
	Internal Depth:	22.42m	(73' 6")
	Internal Width:	6.81m	(22' 4")
	Total Area:	122.72sq m	1321sq ft

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SECOND FLOOR UNITS TO LET



Unit FC2-3*	Gross Frontage:	11.50m	(37' 9")
	Net Frontage:	10.99m	(36' 1")
	Internal Depth:	12.71m	(41' 8")
	Internal Width:	10.34m	(33' 11")
	Total Area:	133sq m	1450sq ft

Unit FC5	Gross Frontage:	7.4m	(24' 3")
	Net Frontage:	7.2m	(23' 7")
	Internal Depth:	10.4m	(34' 1")
	Internal Width:	7.3m	(23' 11")
	Total Area:	78.9sq m	850sq ft

Unit 37	Gross Frontage:	7.99m	(26' 3")
	Net Frontage:	6.88m	(22' 7")
	Internal Depth:	8.20m	(26' 11")
	Internal Width:	7.96m	(26' 1")
	Total Area:	66.1sq m	711sq ft

* units can be split or combined to accommodate occupier requirements

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