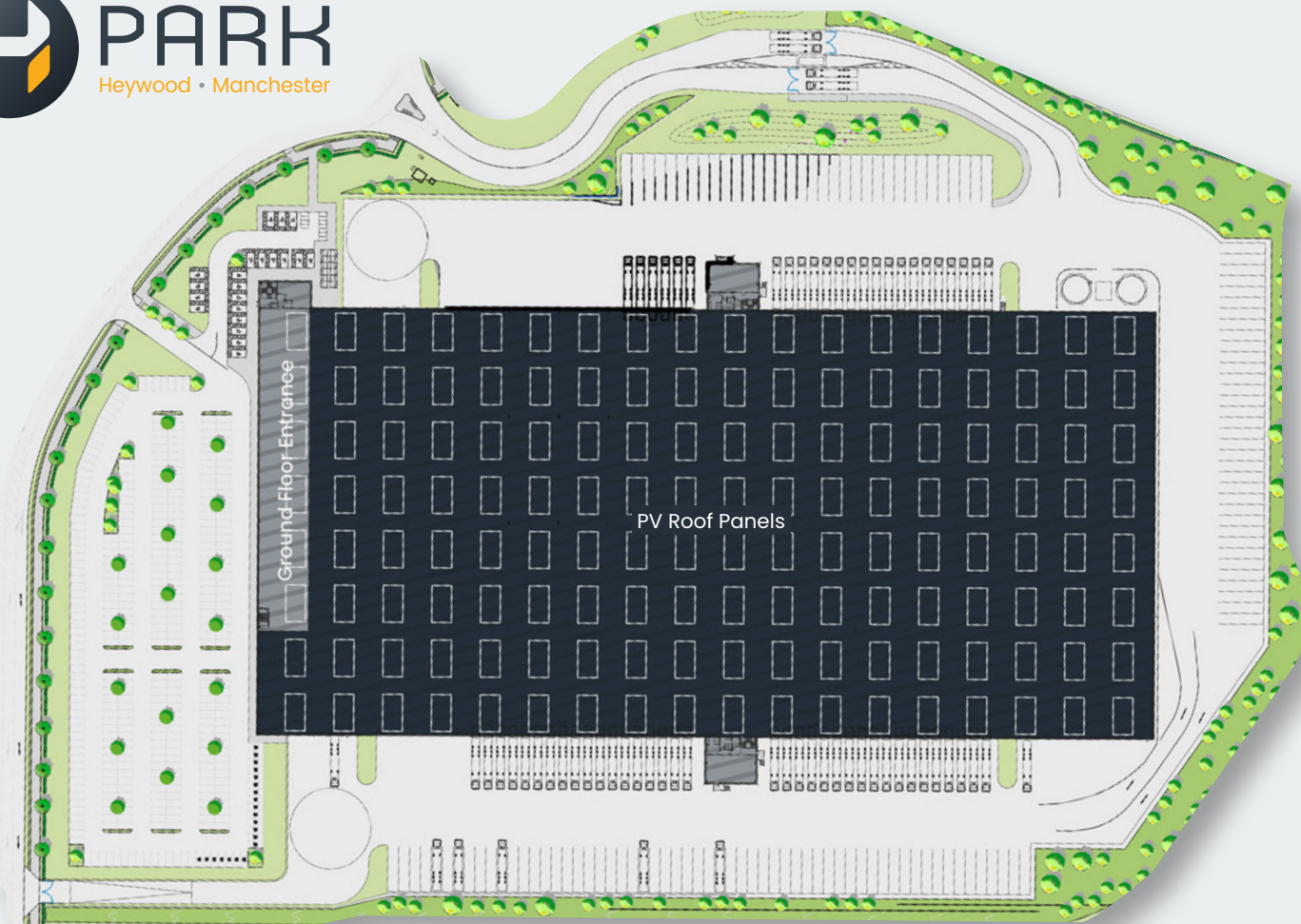




450,243 sq ft
(41,829 sq m)

22.7 acres
9.2 hectares

UNIT
H-450

	Sq m	Sq ft
Warehouse	39,201	421,956
Offices	1,960	21,098
Hub Offices	640	6,888
Security Gatehouse	28	301
Total	41,829	450,243



Car Spaces

413 21 disabled and 21 electric vehicle charging spaces



Trailer Spaces

129



Dock Doors

60



Level Access Doors

8



Cycle Spaces

50



Motorcycle Spaces

11



Eaves Height

15m*



Floor Loading

50 kN/sq m



Yard Depth

50m (North/South) and 35m (East)



Power Supply

Up to 15MVA



PV to all roofs

Up to 5 MWp, in addition to power supply

*Option to increase eaves height 18m, subject to planning permission