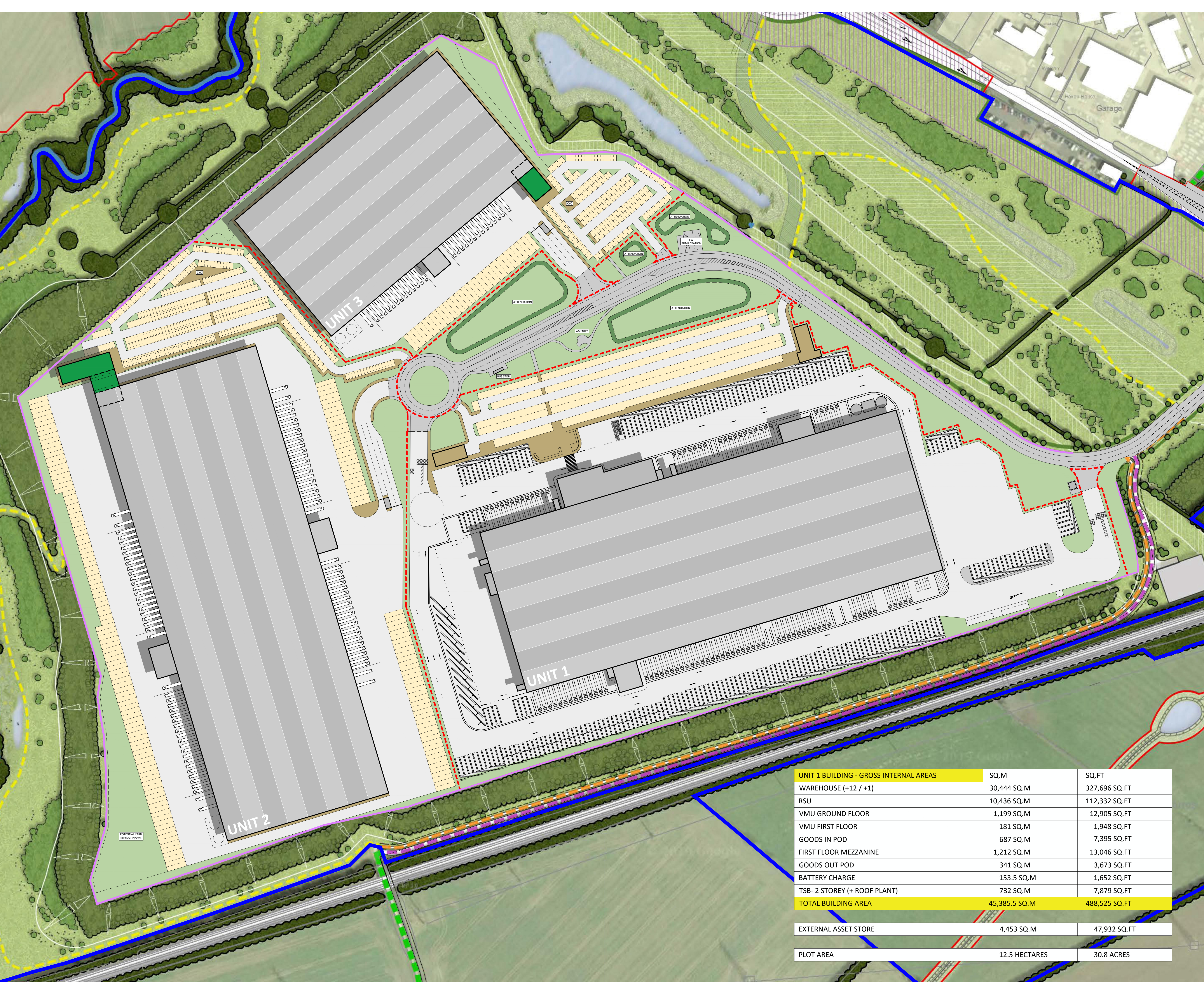




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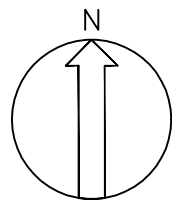
THIS IS A PRELIMINARY FEASIBILITY STUDY ONLY AND IS INTENDED TO BROADLY ASSESS THE VIABILITY OF THE SCHEME.

THE LAYOUT IS BASED ON VARIOUS SOURCES, THE ACCURACY OF WHICH CANNOT BE GUARANTEED AND AS SUCH ALL PROPOSALS ARE SUBJECT TO CONFIRMATION FOLLOWING DETAILED TOPOGRAPHICAL, BUILDING AND OTHER RELEVANT SURVEYS.

IT HAS BEEN ASSUMED THAT OTHER THAN WHERE SHOWN THE SITE IS ESSENTIALLY FLAT WITH NO EASEMENTS TO ABOVE OR BELOW GROUND SERVICES.

WHILST EVERY EFFORT IS MADE TO ENSURE THAT ALL PROPOSALS MEET CURRENT BUILDING REGULATIONS, RELEVANT LEGISLATION AND OTHER GOOD BUILDING PRACTICE, THEY ARE SUBJECT TO CONFIRMATION FOLLOWING LIAISONS WITH RELEVANT LOCAL AUTHORITIES AND OTHER DUE DILIGENCE.

WHERE BOUNDARIES ARE SHOWN THESE ARE AS ADVISED BY THE CLIENT AND ARE FOR GENERAL GUIDANCE ONLY. WHILST PLOTTED WITH REFERENCE TO LAND REGISTRY DATA WHERE AVAILABLE AND INTERPOLATED AS PHYSICAL FEATURES ON SITE WHERE POSSIBLE, THEY ARE NOT INTENDED TO REPRESENT DEFINITIVE SITE EXTENTS OR LEGAL OWNERSHIP.



SCHEDULE OF ACCOMMODATION (GROSS INTERNAL AREAS)		
UNIT 2	SQM	SQFT
WAREHOUSE (INCLUDING PART GROUND FLOOR OFFICE CORE)	44,258	476,395
OFFICE (5%) GROUND, FIRST & SECOND FLOOR (25% WITHIN WAREHOUSE FOOTPRINT)	2,388	25,705
HUB OFFICE (X2) (1 @ SINGLE STOREY & 1 @ 2 STOREY)	1,115	12,000
TOTAL	47,761	514,100
DOCK ACCESS	80	
LEVEL ACCESS	12	
CAR PARKING SPACES	404	
HGV PARKING SPACES	166	
UNIT 3	SQM	SQFT
WAREHOUSE (INCLUDING PART GROUND FLOOR OFFICE CORE)	22,492	242,100
OFFICE (5%) GROUND, FIRST & SECOND FLOOR (25% WITHIN WAREHOUSE FOOTPRINT)	1,199	12,900
HUB OFFICE (X1) (SINGLE STOREY)	278	3,000
TOTAL	23,969	258,000
DOCK ACCESS	26	
LEVEL ACCESS	2	
CAR PARKING SPACES	203	
HGV PARKING SPACES	35	

Revision: Date: By: Client:



Project:
PROPOSED DEVELOPMENT OFF
WATLING STREET (A5)
HINCKLEY
LEICESTER LE10

Drawing Title:
SITE LAYOUT PLAN



DFC ARCHITECTURE LTD
STRALES PLACE
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RIBA
Chartered Practice Number: 20213726

Scale @ A1: Date: Design: Draft: 1:1250 MAR 2024 DFC JAC

Drawing Status:
PRELIMINARY

Job No: Drawing No: Revision: 18-144 SK-26-03-24/01 A

UNIT 1 BUILDING - GROSS INTERNAL AREAS	SQ.M	SQ.FT
WAREHOUSE (+12 / +1)	30,444 SQ.M	327,696 SQ.FT
RSU	10,436 SQ.M	112,332 SQ.FT
VMU GROUND FLOOR	1,199 SQ.M	12,905 SQ.FT
VMU FIRST FLOOR	181 SQ.M	1,948 SQ.FT
GOODS IN POD	687 SQ.M	7,395 SQ.FT
FIRST FLOOR MEZZANINE	1,212 SQ.M	13,046 SQ.FT
GOODS OUT POD	341 SQ.M	3,673 SQ.FT
BATTERY CHARGE	153.5 SQ.M	1,652 SQ.FT
TSB- 2 STOREY (+ ROOF PLANT)	732 SQ.M	7,879 SQ.FT
TOTAL BUILDING AREA	45,385.5 SQ.M	488,525 SQ.FT

EXTERNAL ASSET STORE	4,453 SQ.M	47,932 SQ.FT
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PLOT AREA	12.5 HECTARES	30.8 ACRES
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