6,004 SQ FT

Unit D1 is located along the northern boundary of the estate and offers 6,004 sq ft of industrial space. Benefitting from a generous loading area and one electric up and over loading door for HGV / van loading, the property has been delivered to the following specification:

- 6.52m clear internal height (7.54m internal eaves height and 9.45m to ridge)
- 50kN/m^2 floor loading
- 3.6m (w) x 4.5m (h) electric up and over loading door
- Secure self-contained yard
- Solar PV system of 5kWp (generating approx. 3,600kWh each year)
- 15% roof lights
- Ground floor reception
- Fully-fitted first floor office
- EPC 'B' rating (36)
- Access controlled barrier to the estate

Unit D1	sq m	sq ft
Warehouse	409.6	4,409
Ground floor reception / office	73.7	793
First floor office	74.5	802
TOTAL	557.8	6,004

Based on Gross External Area (GEA)

