- Dimensions are in millimeters, unless stated otherwise.
- Scaling of this drawing is not recommended.
- It is the recipients responsibility to print this document to the correct scale.
- All relevant drawings and specifications should be read in conjunction with this drawing.

N

Schedule of Accommodation

Total GIA	-	**59,728 m²**	**(642,908 ft²)**
Site Area	-	15.20 ha	(37.55 acres)
Net Developable Area	-	10.75 ha	(26.56 acres)
Site Density GIA	-		39.31%
Net:Gross	-		70.72%
Unit 100			
Warehouse Area	-	41,079 m²	(442,174 ft²)
Office Area (incl. GF core)	-	3,564 m²	(38,362 ft²)
Transport Office	-	232 m²	(2,500 ft²)
Gatehouse	-	28 m²	(300 ft²)
Unit 100 GIA	-	**44,903 m²**	**(483,336 ft²)**
Unit 200			
Warehouse Area	-	13,108 m²	(141,095 ft²)
Office Area (incl. GF core)	-	1,456 m²	(15,677 ft²)
Transport Office	-	232 m²	(2,500 ft²)
Gatehouse	-	28 m²	(300 ft²)
Unit 200 GIA	-	**14,825 m²**	**(159,572 ft²)**

Unit 200
Unit 100
62.3m
91.9m
65m
127.0m
144.0m
151.3m
230.8m
50m
270.0m
134.2m
25m
1 No. Level Access Door
26 No. HGV Parking
14 No. Dock Loading Doors
Hub Office
1 No. Level Access Doors
1F + 2F + 3F Offices
149 No. Car Parking
457 No. Car Parking
2 No. Level Access Doors
31 No. HGV Parking
18 No. Dock Loading Doors
16 No. HGV Parking
2 No. Level Access Doors
GOODYERS END LANE
BOWLING GREEN LANE
M 6
M6
Breach Brook
River Sowe
Moat
Exhall Hall
Sluice
Tudor Court
Surgery
107.9m
108.2m
99.4m
96.9m
95.4m

10m SCALE 1:1000

rev	amendments	by	ckd	date

Bowling Green Lane, Nuneaton

Masterplan - 2 Units

Information Container LOD:	LOD 100

OPUS LAND

UMC ARCHITECTS®

RIBA PoW Stage:	3 - Spatial Coordination
Document Suitability:	S2
Drawn / Checked:	NL / CA
Date:	30/05/2024
Scale:	1:1000 A1
UMC Project Number:	20275
Document Reference:	Drawing no: Revision:
20275 - UMC - ZZZZ - SI - DR - A	0102 P05