INDICATIVE SPECIFICATION

- Dock Loading Doors
- Level Access Loading Doors
- 81 Parking Spaces
- EV Charging Spaces
- 8.5m - 10m to Haunch
- 50m Loading Yard Area
- 15% Roof Lights
- Proposed 400KVA (Unit 1) 320KVA (Unit 2)

OPTION 1
TWO MID-SIZED UNITS 44,180 - 64,880 SQ FT





- B Minimum EPC Grade B
- PV PV to the Roof
- Minimum BREEAM 'Very Good'
- 1st Floor Offices

AREA	UNIT 1	UNIT 2
Ground floor	60,000	41,620
First floor office	4,880	2,560
Total	**64,880**	**44,180**
Site Area	**3.80 acres**	**2.69 acres**