

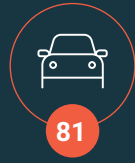
## INDICATIVE SPECIFICATION



Dock Loading  
Doors



Level Access  
Loading Doors



81  
Parking  
Spaces



EV Charging  
Spaces



8.5m minimum  
to haunch



50m  
Loading  
Yard Area



15%  
Roof  
Lights



1.44 MVA across  
the entire site

## OPPORTUNITY

TWO UNITS OF 44,180 SQ FT AND 64,880 SQ FT



TO A40 >>



Target EPC 'A'



PV  
to the Roof



Target BREEAM  
'Excellent'



1<sup>st</sup> Floor  
Offices



This is a computer generated image and details may vary.

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