

## Accommodation/Specifications

### Unit 1

#### Accommodation:

- Ground floor industrial/ warehousing: 20,021 sq ft / 1,860 sq m
- First floor offices: 1,905 sq ft / 177 sq m
- **Total: 21,926 sq ft (2,037 sq m) (GEA)**

#### Specification:

- 8.5 metre minimum eaves height
- Self-contained plot with 28 metre deep open yard to rear
- 2 full height drive-in powered loading doors
- First floor open plan air-conditioned offices with undercroft space for future occupier fit-out
- 37 car parking spaces to front
- 200 kW / 18.6m<sup>3</sup>/hr proposed gas supply
- 0.75 l/s proposed mains water supply
- BT duct with Superfast Broadband available for connection

### Unit 2

#### Accommodation:

- Ground floor industrial/ warehousing: 30,096 sq ft / 2,796 sq m
- First floor offices: 2,885 sq ft / 268 sq m
- **Total: 32,981 sq ft (3,064 sq m) (GEA)**

#### Specification:

- 8.5 metre minimum eaves height
- Self-contained plot with 35 metre deep open yard to front
- 3 full height drive-in powered loading doors
- First floor open plan air-conditioned offices with undercroft space for future occupier fit-out
- 55 car parking spaces to front
- 303 kW / 28.1m<sup>3</sup>/hr proposed gas supply
- 1.14 l/s proposed mains water supply
- BT duct with Superfast Broadband available for connection

For further information contact the joint agents:



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## Accommodation/Specifications

### Unit 3

#### Accommodation:

- Ground floor industrial/ warehousing: 49,816 sq ft / 4,628 sq m
- First floor offices: 4,822 sq ft / 448 sq m
- **Total: 54,639 sq ft (5,076 sq m) (GEA)**

#### Specification:

- 10.5 metre minimum eaves height
- Self-contained plot with minimum 38 metre deep open yard to front
- 3 full height drive-in powered loading doors and 2 dock levellers
- First floor open plan air-conditioned offices with undercroft space for future occupier fit-out
- 63 car parking spaces to front
- 506 kW / 47.0m<sup>3</sup>/hr proposed gas supply
- 1.15 l/s proposed mains water supply
- BT duct with Superfast Broadband available for connection

### Unit 4

#### Accommodation:

- Ground floor industrial/ warehousing: 12,691 sq ft / 1,179 sq m
- First floor offices: 1,206 sq ft / 112 sq m
- **Total: 13,896 sq ft (1,291 sq m) (GEA)**

#### Specification:

- 8.5 metre minimum eaves height
- Semi-detached unit with minimum 26.8 metre deep open yard to front
- 2 full height drive-in powered loading doors
- First floor open plan air-conditioned offices with undercroft space for future occupier fit-out
- 24 car parking spaces to front
- 127 kW / 11.8m<sup>3</sup>/hr proposed gas supply
- 0.48 l/s proposed mains water supply
- BT duct with Superfast Broadband available for connection

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## Accommodation/Specifications

### Unit 5

#### Accommodation:

- Ground floor industrial/ warehousing: 17,642 sq ft / 1,639 sq m
- First floor offices: 1,690 sq ft / 157 sq m
- **Total: 19,332 sq ft (1,796 sq m) (GEA)**

#### Specification:

- 8.5 metre minimum eaves height
- Semi-detached unit with minimum 28.7 metre deep open yard to front
- 2 full height drive-in powered loading doors
- First floor open plan air-conditioned offices with undercroft space for future occupier fit-out
- 33 car parking spaces to front
- 177 kW / 16.4m<sup>3</sup>/hr proposed gas supply
- 0.67 l/s proposed mains water supply
- BT duct with Superfast Broadband available for connection

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