



Indicative racking options	25,270	18,620
	Narrow 2m aisles	Wide 3.3m aisles
Racking width:	900	900
Space between racks:	200	200
Minimum aisle width:	2,000mm	2,000mm
Tunnel through all aisles:	2 spaces high (4 pallet spaces)	2 spaces high (4 pallet spaces)
Number of rows:	94	70
Number of pallets high:	6	6
Number of pallets per row:	266 ((6 x 45)-4 for tunnel)	266 ((6 x 45)-4 for tunnel)
Approx total of pallet spaces:	25,270 (Rows: 94 X Pallets per row: 266)	18,620 (Rows: 70 X Pallets per row: 266)

Schedule of accommodation		
Warehouse	166,000 sq ft	15,422 sq m
Offices* - comfort cooled	9,000 sq ft	836 sq m
Total	175,000 sq ft	16,258 sq m

EPC rating of 'A'
BREEAM rating of 'Very Good'

First floor office space*
8,000 sq ft

Ground floor office space
1,000 sq ft

Specification	
Dock level loading doors	18
Level access doors	2
Trailer spaces	50
Car parking spaces	188
Underside of haunch	12.5 metres
Floor loading	50KN/m²
Service yard	50 metres

*Office content can be increased to 10% of overall (17,000 sq ft)