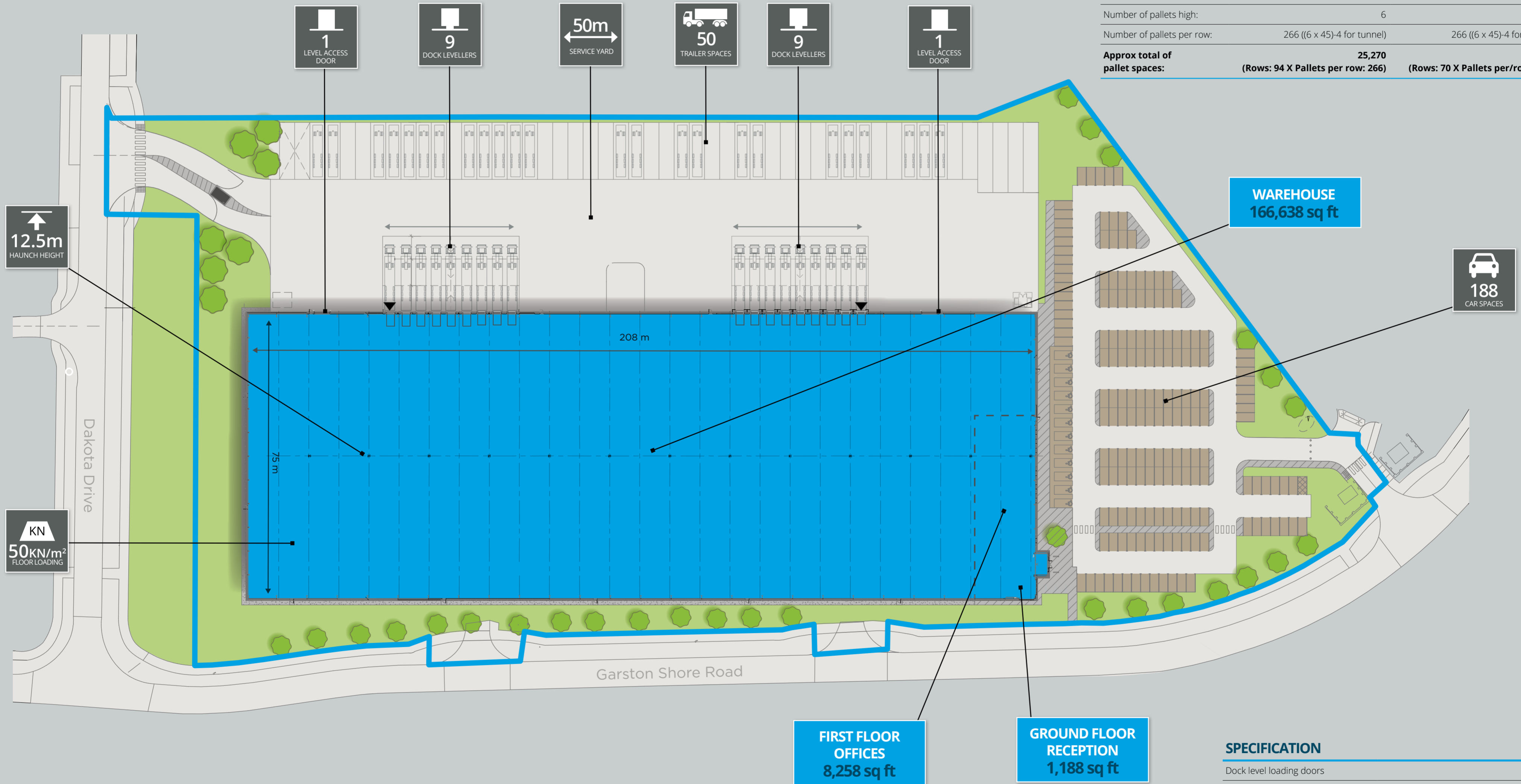


176,000 SQ FT INDUSTRIAL/LOGISTICS UNIT

AVAILABLE NOW

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	166,638 sq ft	15,481.17 sq m
Ground floor reception	1,188 sq ft	110.36 sq m
First floor offices	8,258 sq ft	767.20 sq m
Total	176,084 sq ft	16,358.73 sq m

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

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