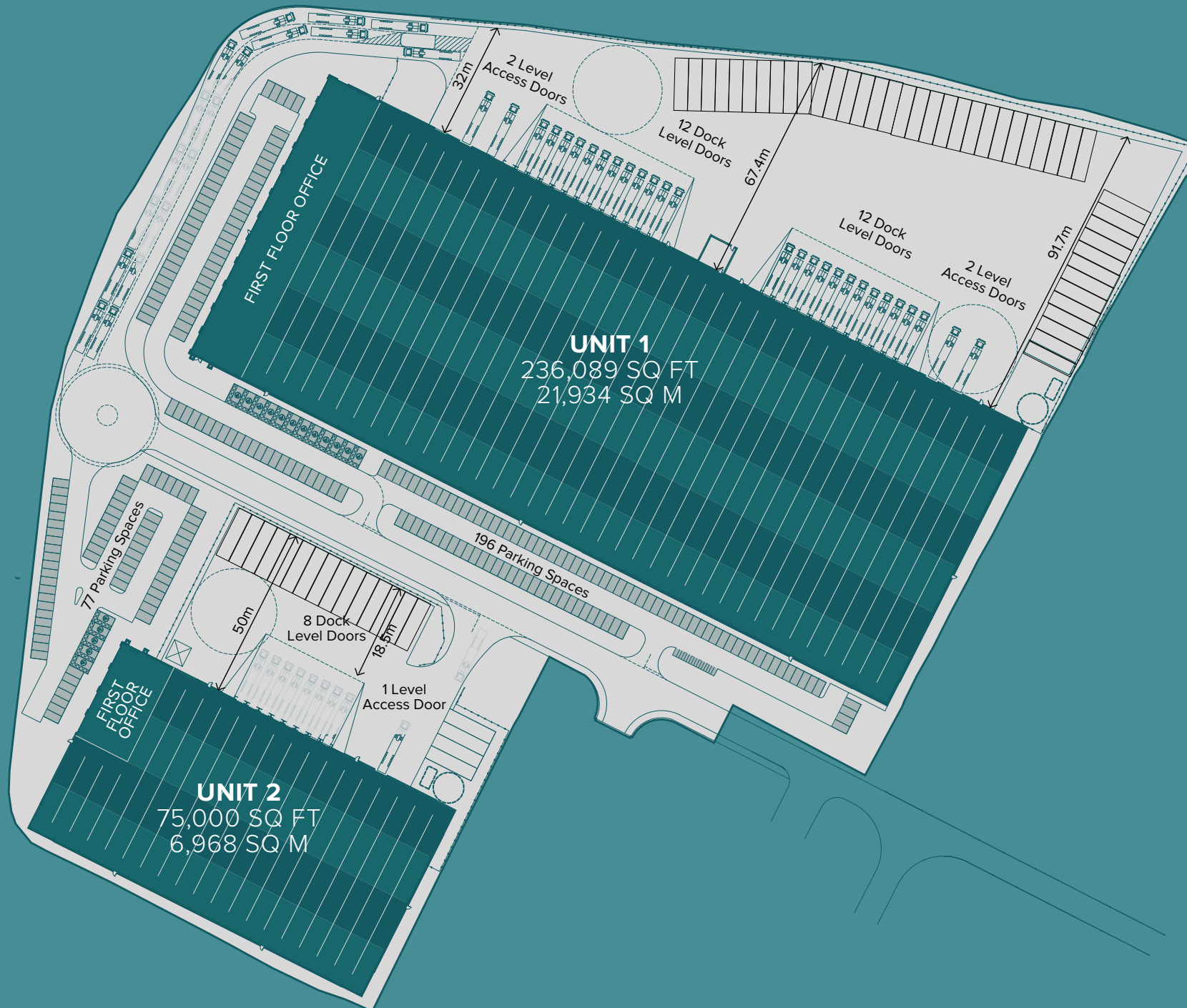


# 75,000 & 236,000 SQ FT



UNIT 1	SQ FT	SQ M
WAREHOUSE	219,900	20,430
HUB	689	64
FIRST FLOOR OFFICE	15,500	1,440
<b>TOTAL UNIT GIA</b>	<b>236,089</b>	<b>21,934</b>

-  UP TO 91.7M YARD DEPTH
-  24 DOCK LEVEL DOORS
-  15M HAUNCH HEIGHT
-  4 LEVEL ACCESS DOORS
-  196 CAR PARKING SPACES INCLUDING 12 DISABLED SPACES
-  HIGH QUALITY OFFICE ACCOMMODATION (CAPABLE OF EXPANSION WITH A SECOND FLOOR)

UNIT 2	SQ FT	SQ M
WAREHOUSE	70,000	6,503
FIRST FLOOR OFFICE	5,000	460
<b>TOTAL UNIT GIA</b>	<b>75,000</b>	<b>6,968</b>

-  50M YARD DEPTH
-  8 DOCK LEVEL DOORS
-  12.5M HAUNCH HEIGHT
-  1 LEVEL ACCESS DOOR
-  77 CAR PARKING SPACES INCLUDING 5 DISABLED SPACES
-  HIGH QUALITY OFFICE ACCOMMODATION (CAPABLE OF EXPANSION WITH A SECOND FLOOR)

\*FLOOR AREAS ARE MEASURED ON A GROSS INTERNAL BASIS