



**492,502 sq ft  
(45,755 sq m)  
Prime logistics unit**

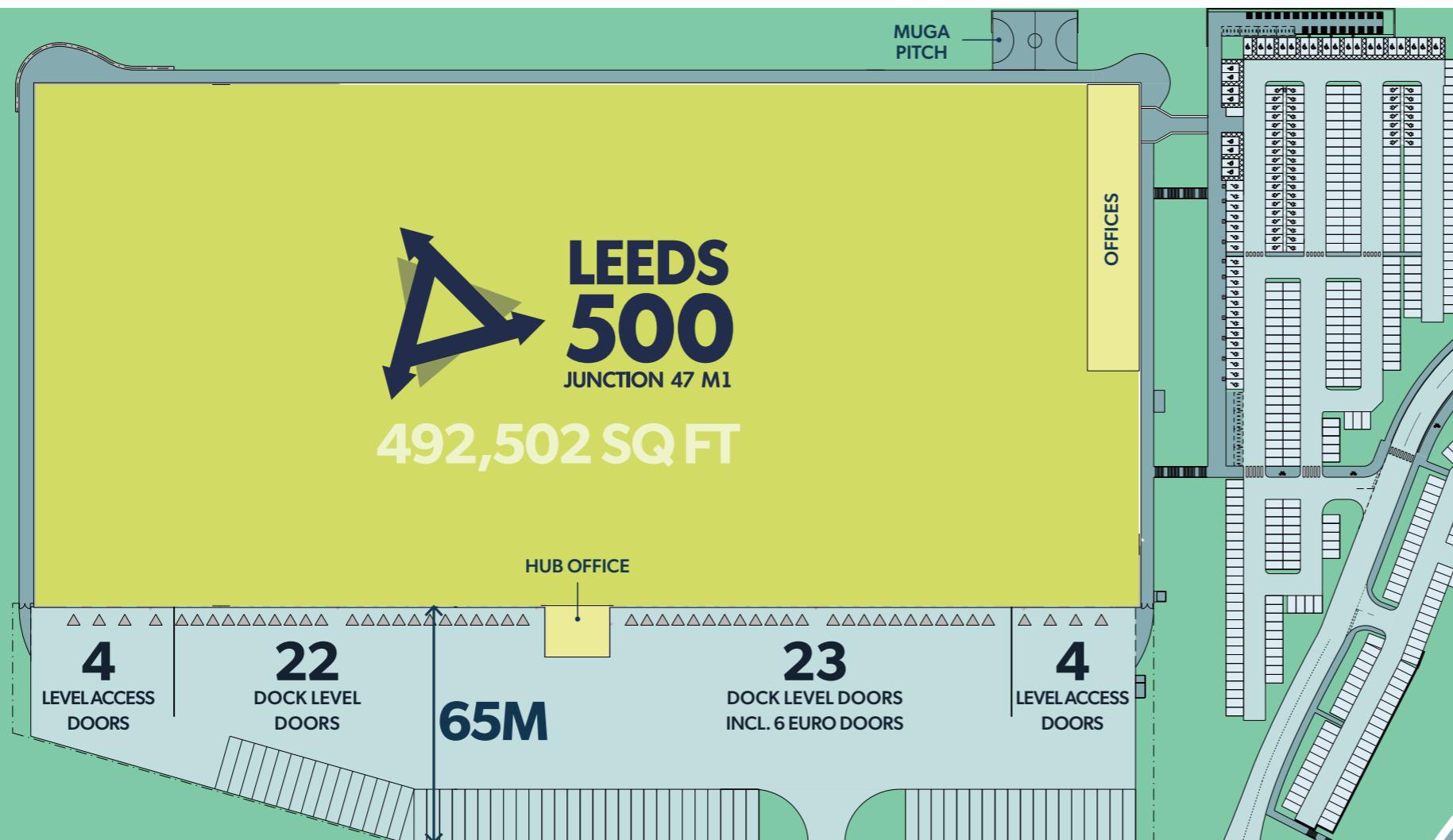
**READY TO GO  
FAST TRACK START  
ON-SITE**



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Indicative site plan



	sq ft	sq m
Warehouse	467,498	43,432
FF Offices	11,248	1,045
SF Offices	11,248	1,045
Warehouse Hub Office	2,508	233
<b>Total</b>	<b>492,502</b>	<b>45,755</b>

SECURED  
**detailed planning**  
£1.4M DRAINAGE INFRASTRUCTURE  
**complete**

TARGETING BREEAM  
**'outstanding'**  
**EPC A**  
RATING

YARDS UP TO  
**65M**  
EAVES HEIGHT  
**15m**  
USE CLASS  
**b8**

POWER SECURED  
**3.25 MVA**  
POTENTIAL SOLAR OF  
**3,420 mWH**



WITH  
**outdoor  
amenity space**



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For further enquiries please  
contact the agents

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