

EPC Rating

- A+ (-9)

Warranties Available

- 12 months defects liability expiring 19/12/2025.
- 25 year Quadcore warranty for the roof system, and a separate 40 years for the coating of the roof sheets.
- 1 year warranty on the shutter doors and dock levellers.
- 5 year warranty on the LED lights.
- 25 year warranty for the solar PV panels.
- 3 year warranty on the EV chargers.

Spec of EV Chargers

- 22kW x 6.

Spec of Rooftop Solar

- 160kWp system.

Utilities

- 225 kVA current electricity supply but can be increased to 400kVA without changing the sub-station, but will require cable upgrade.
- Gas supply and meter is in place.

Floor Loading Capacity

- 50kN / m2 UDL. Report available.

Racking Layout

- 15,000 pallet positions (VNA layout with standard Euro sized pallets).

Business Rates

- Property not currently in the rating list. Link to property [Here](#).

Other Information Available

- O&M Manuals
- Building Regulations certificate
- Summary of refurbishment works
- Road Adoption – up to Charbridge Way, no service charge for estate roads
- Floor Plans in DWG & PDF

