



SCHEDULE OF ACCOMMODATION (Gross Internal Area)			
Total Area	-	695,052 sq ft	(64,572m²)
Site Area	-	69.79 acres	(28.24 ha)
Net Dev Area (incl Road)	-	34.00 acres	(13.75 ha)
Green Infrastructure	-	35.79 acres	(14.49 ha)
Road Infrastructure	-	3.94 acres	(1.59 ha)
Site Density	-	48.72%	

Unit 01			
Warehouse	-	137,435 sq ft	(12,768m²)
Undercroft	-	4,337 sq ft	(403m²)
Office Core (GF)	-	893 sq ft	(83m²)
Office Core Stair (GF)	-	345 sq ft	(32m²)
Office Area (1F)	-	5,309 sq ft	(493m²)
Office Area (2F)	-	5,309 sq ft	(493m²)
Total Area	-	153,828 sq ft	(14,273m²)
Plot Area	-	6.11 acres	2.47 ha
Haunch Height	-	15m	
Yard Depth	-	50m	
Car Parking	-	142 No. Car Parking Spaces	

Unit 02			
Warehouse	-	208,324 sq ft	(19,354m²)
Undercroft	-	4,187 sq ft	(389m²)
Office Core (GF)	-	910 sq ft	(85m²)
Office Core Stair (GF)	-	276 sq ft	(26m²)
Office Area (1F)	-	4,959 sq ft	(461m²)
Office Area (2F)	-	4,959 sq ft	(461m²)
Transport Office (GF)	-	1,327 sq ft	(123m²)
Transport Office (1F)	-	1,327 sq ft	(123m²)
Gatehouse	-	301 sq ft	(28m²)
Total Area	-	226,571 sq ft	(21,049m²)
Plot Area	-	10.02 acres	4.05 ha
Haunch Height	-	15m	
Yard Depth	-	50m	
Car Parking	-	211 No. Car Parking Spaces	

Unit 03			
Warehouse	-	59,230 sq ft	(5,503m²)
Undercroft	-	1,878 sq ft	(174m²)
Office Core (GF)	-	872 sq ft	(81m²)
Office Area (1F)	-	2,704 sq ft	(251m²)
Office Area (2F)	-	2,704 sq ft	(251m²)
Total Area	-	67,389 sq ft	(6,261m²)
Plot Area	-	3.01 acres	1.22 ha
Haunch Height	-	12.5m	
Yard Depth	-	50m	
Car Parking	-	62 No. Car Parking Spaces	

Unit 04			
Warehouse	-	112,837 sq ft	(10,483m²)
Undercroft	-	3,678 sq ft	(342m²)
Office Core (GF)	-	872 sq ft	(81m²)
Office Area (1F)	-	4,563 sq ft	(424m²)
Office Area (2F)	-	4,563 sq ft	(424m²)
Total Area	-	126,513 sq ft	(11,753m²)
Plot Area	-	5.38 acres	2.18 ha
Haunch Height	-	12.5m	
Yard Depth	-	50m	
Car Parking	-	115 No. Car Parking Spaces	

Unit 05			
Warehouse	-	83,110 sq ft	(7,721m²)
Undercroft	-	2,435 sq ft	(226m²)
Office Core (GF)	-	872 sq ft	(81m²)
Office Area (1F)	-	3,317 sq ft	(308m²)
Office Area (2F)	-	3,317 sq ft	(308m²)
Total Area	-	93,051 sq ft	(8,645m²)
Plot Area	-	4.25 acres	1.72 ha
Haunch Height	-	12.5m	
Yard Depth	-	45m	
Car Parking	-	90 No. Car Parking Spaces	

Unit 06			
Warehouse	-	23,767 sq ft	(2,208m²)
Undercroft	-	1,378 sq ft	(128m²)
Office Core (GF)	-	689 sq ft	(64m²)
Office Area (1F)	-	2,067 sq ft	(192m²)
Total Area	-	27,900 sq ft	(2,592m²)
Plot Area	-	1.29 acres	0.52 ha
Haunch Height	-	8m	
Yard Depth	-	35m	
Car Parking	-	30 No. Car Parking Spaces	



- General Notes
- This document is to be used for the stated purpose only and should not be used for any other.
 - Dimensions are all in millimetres, unless stated otherwise.
 - It is the recipient's responsibility to print this document to the correct size & scale.
 - All relevant drawings and specifications should be read in conjunction with this document.
 - Scaling of this document is not recommended.



Public Right of Way: Footpath



Project Name

Land North East of Junction 22 M1

Employer

Caddick Developments

RIBA Workstage

0 - Strategic Definition

S2 - Information

Drawn

Checked

Created

Size

BMC JT 08/08/2025 A1

UMC Project Reference

24473

Scale

1:2000

LOD

LOI

1 1

Document Title

Masterplan (Marketing)

Document Reference

24473 - UMC - ZZZZ - ZZ - DR - A - 0011

Revision Note

Initial Issue

Issue Date

Status

Current Revision

08.08.2025

P01