

# SITE AREA

The site extends to approximately 1.88 acres, providing a **very low cover of 36%**.

# ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following Gross Internal Areas:

Accommodation	GIA (SQ M)	GIA (SQ FT)
Main Warehouse	1,594	17,160
Warehouse Extension	476	5,124
Ground Floor Office	325	3,499
First Floor Office	320	3,445
<b>Total</b>	<b>2,715</b>	<b>29,228</b>



FOR INDICATIVE PURPOSES ONLY