



Site Area 62,254 sq.m. / 6.25 hectares / 15.3 acres (Area Excludes Tingle Peg Farm)			
Accommodation Schedule (GIA)			
Building 1			
Warehouse Area	6,507m ²	(70,040 ft ²)	
First Floor Office Area	406m ²	(4,370 ft ²)	
Total GIA	6,913m²	(74,410 ft²)	
Dock Loading Bays: 7			
Level Access Doors: 2			
Building 2			
Warehouse Area	2,782m ²	(29,945 ft ²)	
First Floor Office Area	309m ²	(3,326 ft ²)	
Total GIA	3,091m²	(33,271 ft²)	
Dock Loading Bays: 2			
Level Access Doors: 2			
Building 3			
Warehouse Area	4,641m ²	(49,955 ft ²)	
First Floor Office Area	397m ²	(4,273 ft ²)	
Total GIA	5,038m²	(54,228 ft²)	
Dock Loading Bays: 4			
Level Access Doors: 2			
Total Unit Area			
Approx. 149,940sqft Excl. Offices at First Floor Level			
Approx. 161,909sqft Incl. Offices at First Floor Level			

Parking Schedule

- Building 1**
Car parking spaces (Based on B8:B2 70:30 Split): 95
Including 5% accessible spaces (B2 Standards): 5
Including 10% EV spaces: 10
Cycle spaces (BREEAM): 16 external, 15 internal, total: 31
Motorcycles at 1 space per 1000sq.m (B2 Standards): 7
- Building 2**
Car parking spaces (Based on B8:B2 70:30 Split): 45
Including 5% accessible spaces (B2 Standards): 3
Including 10% EV spaces: 5
Cycle spaces (BREEAM): 8 external, 8 internal, total: 16
Motorcycles at 1 space per 1000sq.m (B2 Standards): 3
- Building 3**
Car parking spaces (Based on B8:B2 70:30 Split): 69
Including 5% accessible spaces (B2 Standards): 4
Including 10% EV spaces: 7
Cycle spaces (BREEAM): 12 external, 12 internal, total: 24
Motorcycles at 1 space per 1000sq.m (B2 Standards): 5

General Notes
Do not scale from this drawing. Only work to written dimensions.
All site dimensions shall be verified by the Contractor on site prior to commencing any works.
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	comments			
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Date	06.04.2026			
Client:	Caddick Developments			
Project:	Knowsley Lane, Knowsley			
Sheet Name:	Proposed Site Masterplan Marketing			