

GIA (WAREHOUSE)  
2297m<sup>2</sup> / 24,728ft<sup>2</sup>

NOTES:

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This survey has been carried out to an accuracy consistent with the presentation scale noted below. Interrogated dimensions will therefore be within the tolerance associated with this scale. The same accuracies implied by the plotting scale are equally applicable to digital data supplied for CAD.

The horizontal & vertical control of this survey is based on Ordnance Survey grid as translated from GPS co-ordinates using the OSTN15 & OSGM15 transformation as supplied by OS. We have applied a reverse scale factor to maintain true ground distances. Vertical values may differ from existing OS benchmarks in the vicinity which should be disregarded. All levels should be taken from LDS survey stations.

Boundaries shown are not necessarily legal boundaries.

All levels, heights, measurements and dimensions are in metres unless otherwise stated

Eaves levels are taken at the bottom of the lowest roof tile. Where underside of fascia or other features are surveyed these are recorded as such.

All below-ground features (including drainage, voids and services) have been identified from above ground and therefore all details relating to these (such as sizes, depth, pipe positions and alignments, description etc.) will be approximate only. Underground services have not been traced, but any visible surface features have been located. No allowance has been made for any sub-surface manholes or other chambers or voids below ground level. While every effort is made to identify all visible above-ground features, it should be noted that there may be features obscured at the time of survey.

Trees have been drawn diagrammatically (i.e. circular) showing average canopy spread, however their true shape in plan will be different. Every effort has been taken to identify species, but no responsibility can be taken for the accuracy of this information.

[illegible]

WWW.LDS-SURVEY.CO.UK  
01722 338232 / ENQUIRIES@LDS-SURVEY.CO.UK



Land Development Services Ltd.  
Unit 15, Glenmore Business Park, Telford Rd, Salisbury. SP2 7GL

Client:  
URBAN ASSOCIATES UK LTD

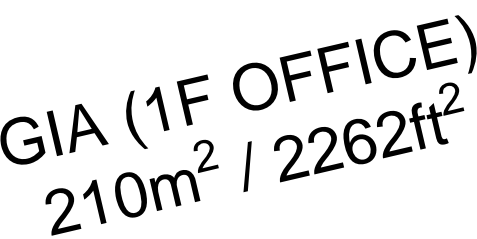
Drawing Title:  
GROUND FLOOR PLAN  
(BASIC DETAIL)

Project:  
UNIT 4 SEDGWICK ROAD  
LUTON

Survey is to OS Grid, located via use of GPS positioning.

Level values in metres, related to Ordnance Datum Newlyn.

Scale: 1:100 Plotted on A1	Drawing No: LDS/20025      FP1 © Land Development Services Ltd. 2025	Revision: -
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**GIA (MEZZANINE)**  
**920m<sup>2</sup> / 9904ft<sup>2</sup>**

REV.	DATE	DETAILS
-	23/05/25	Original Issue
		Surveyed by: AC / TH
		Drawn by: HRH

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The horizontal & vertical control of this survey is based on Ordnance Survey grid as translated from GPS co-ordinates using the OSTN15 & OSGM15 transformation as supplied by OS. We have applied a vertical scale factor to maintain true ground distances. Vertical values may differ from existing OS benchmarks in the vicinity which should be disregarded. All levels should be taken from LGS survey stations.

Boundaries shown are not necessarily legal boundaries.

All levels, heights, measurements and dimensions are in metres unless otherwise stated.

Eaves levels are taken at the bottom of the lowest roof line. Where underside of fascia or other features are surveyed these are recorded as such.

All below-ground features (including drainage, voids and services) have been identified from above ground and therefore all details relating to these (such as levels, depths, pipe positions and alignments, description etc.) will be approximate only. Underground services have not been traced, but any visible surface features have been located. No allowance has been made for any sub-surface manholes or other chambers or voids below ground level. While every effort is made to identify all visible above-ground features, it should be noted that there may be features obscured at the time of survey.

Spot heights displayed within the road works are road/gutter levels, not top of kerb.

There have been drawn diagrammatically (i.e. circular) showing average canopy spread, however the actual tree shapes in plan will be different. Every effort has been taken to identify species, but no trees can be taken for the accuracy of this information.

[illegible]

WWW.LDS-SURVEY.CO.UK  
01722 338232 / ENQUIRIES@LDS-SURVEY.CO.UK



Land Development Services Ltd.  
Unit 15, Glenmore Business Park, Telford Rd, Salisbury. SP2 7GL

Client: URBAN ASSOCIATES UK LTD

Drawing Title:  
FIRST FLOOR PLAN  
(BASIC DETAIL)

Project:  
UNIT 4 SEDGWICK ROAD  
LUTON

Survey is to OS Grid, located via use of GPS positioning.

Level values in metres, related to Ordnance Datum Newlyn.

Scale: 1:100 Plotted on A1	Drawing No: LDS/20025      FP2 © Land Development Services Ltd. 2025	Revision: -
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