



**NOTES:**

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THE LAYOUT IS BASED ON INFORMATION FROM VARIOUS SOURCES, THE ACCURACY OF WHICH CANNOT BE GUARANTEED, AND AS SUCH ALL PROPOSALS ARE SUBJECT TO CONFIRMATION FOLLOWING DETAILED TOPOGRAPHICAL, BUILDING AND OTHER RELEVANT SURVEYS.

WHILST EVERY EFFORT IS MADE TO ENSURE THAT ALL PROPOSALS MEET CURRENT BUILDING REGULATIONS, RELEVANT LEGISLATION AND OTHER GOOD BUILDING PRACTICE, THEY ARE SUBJECT TO CONFIRMATION FOLLOWING THE DETAILED DESIGN STAGE.

SCHEDULE OF ACCOMMODATION		
UNIT 1 (GEA)	SQM	SQFT
WAREHOUSE (Ind GF Core)	2,793	30,064
OFFICE (@ 1st Floor)	630	6,782
TOTAL	3,423	36,835
SITE AREA:	c. 1.9 Acres	
DEVELOPMENT DENSITY	44.5%	
CAR PARKING	35 SPACES TOTAL	
EV (ACTIVE)	8	
FIGURES DISPLAYED ARE GEA APPROXIMATIONS AND SUBJECT TO DETAILED DESIGN. CONTRACT GEA TO BE AGREED FOLLOWING TENDER DESIGN STAGE.		

P03	JH	14.11.25	AMENDED TO SHOW REMOVAL OF MEZZANINE
P02	JH	24.06.25	EV BAY ADDED
P01	SM	16.06.25	MARKETING ISSUE

Rev: By: Date: Description:

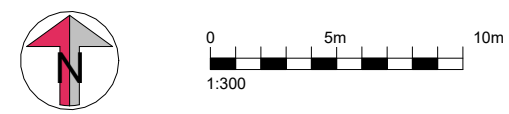
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**CLIENT:** BlueBird

**PROJECT:** Wiltron House, Stevenage

**TITLE:** PROPOSED SITE PLAN MARKETING

Scale @ A1:	As indicated	Date :	16.06.25
Job No :	24-072	Drawn By:	SM
Drg No :	03006	Rev No:	P03



KEY:	
	Ownership Title Boundary