

# Sizeable opportunity

## Schedule of accommodation

Gross Internal Area

UNIT 2	SQ FT	SQ M
Warehouse area	45,000	4,181
Offices (incl GF core)	6,010	558
<b>Total</b>	<b>51,010</b>	<b>4,739</b>

## Specification

2 level access loading doors	4 loading dock doors	10m clear internal height
50kN/m <sup>2</sup> floor loading	500kVA power supply	46m yard depth
49 car parking spaces	24 hours of use	VRF heating and cooling
Kitchen Facilities	Target EPC A	LED office lighting

