

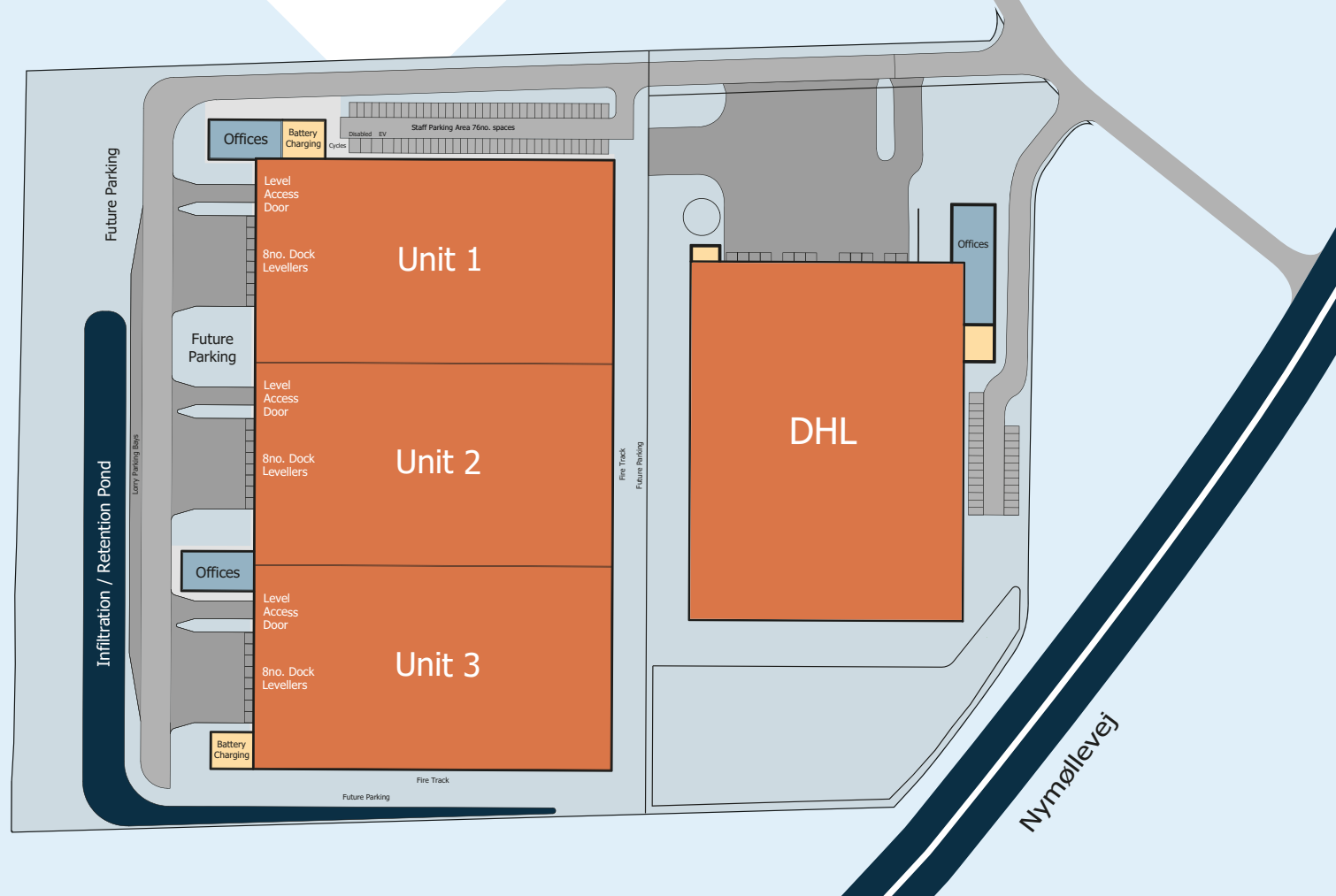
MASTERPLAN

This masterplan is indicative and can be adapted to suit clients' requirements

ACCOMMODATION

	sq m
Unit 1 Warehouse	8,334
Unit 2 Warehouse	8,275
Unit 3 Warehouse	8,334
Unit 1 Offices	334
Unit 2 & 3 Offices	332
Unit 1 Battery Charging	189
Unit 3 Battery Charging	180
Total	25,978
Car parking	Up to 198 spaces

All figures are gross external area.



BASE BUILDING SPECIFICATION

- 12m internal clear height
- 42m yard depth (from warehouse façade)
- Up to 49,623 pallet positions (wide aisle racking)
- ESFR sprinkler system
- 50 kN/sq m floor loading, 90 kN per leg footplate
- Floor flatness in accordance with DIN 18 202, Table 3, Line 4
- 200 lux LED lighting in warehouse storage area, 250 Lux LED in handling areas
- Heating to 12°C in warehouse, 21°C in offices
- Fitted offices and social areas provided
- Highly energy efficient building design
- Many further optional specification items available on requestw