

UNIT 2

514,100 SQ FT

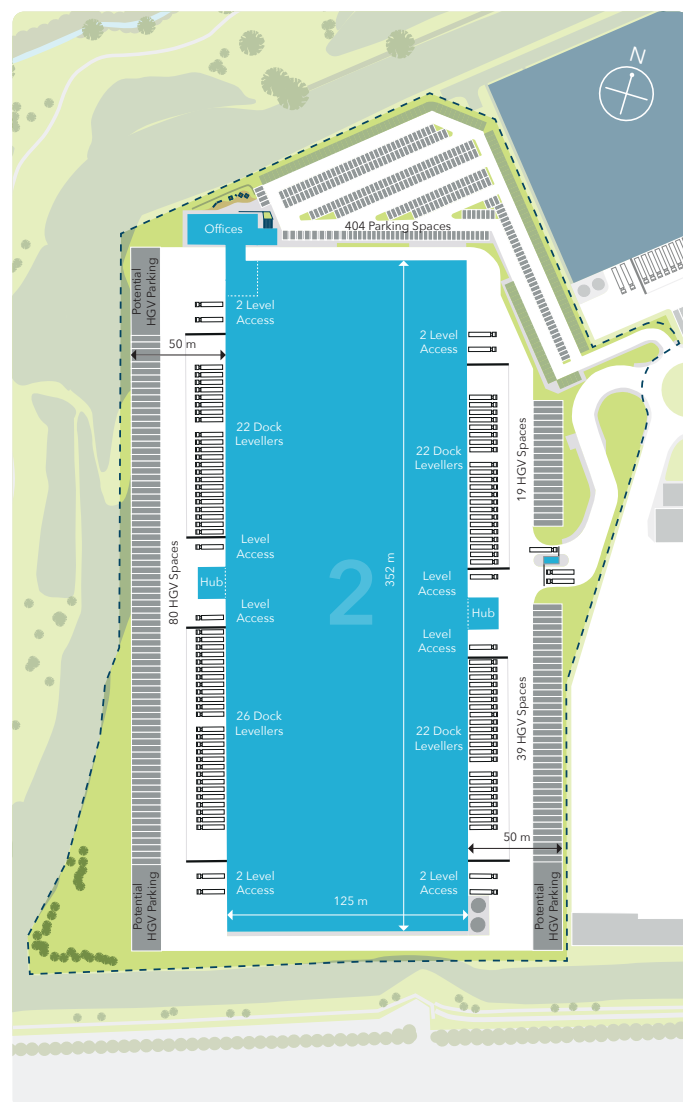
STATE-OF-THE-ART
DISTRIBUTION FACILITY

UNDER CONSTRUCTION. AVAILABLE APRIL 2027.

Accommodation Schedule	sq ft	sq m
Warehouse	476,390	44,258
Three-storey offices	28,460	2,644
Hub offices	9,010	837
Gatehouse	240	22
Total	514,100	47,661

All areas are approximate and estimated on a Gross Internal Area basis.

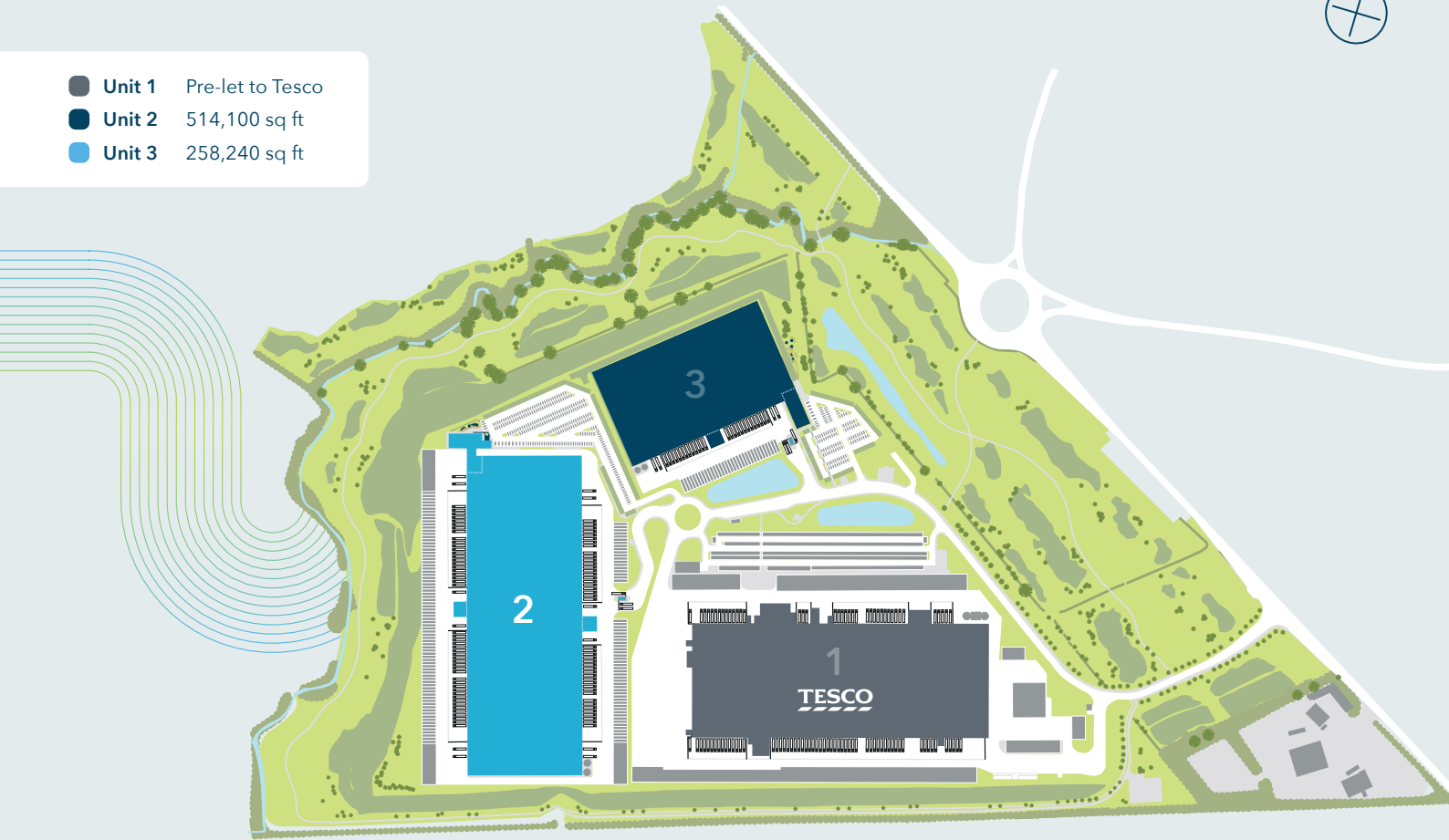
 Clear Haunch Height 15 m	 Power 2 MVA
 Floor Loading 50 kN / m ² UDL 10 t point load	 PV & Battery Storage 340 kW PV solar array 218 kW battery storage
 Passive Roof Ventilation ✓	 Parking Spaces 404 (9 disabled & 41 EV)
 Secure Service Yards 2 x 50 m deep	 HGV Spaces 138 (177 incl. potential HGVs)
 Ribbon Glazing to Marshalling Areas ✓	 Roof Terrace above Offices ✓
 Dock Levellers 92 (46 Euro docks)	 EPC Rating Targeting "A+"
 Level Access Doors 12	 BREEAM Rating Targeting "Outstanding"



MASTERPLAN



- Unit 1 Pre-let to Tesco
- Unit 2 514,100 sq ft
- Unit 3 258,240 sq ft



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Get in touch with our agents and act now to secure your space.



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