

PHASE 1: AVAILABLE Q3 2022

UNIT 1	SQ FT
WAREHOUSE AREA	279,130
OFFICE	18,070
TRANSPORT OFFICE	2,500
GATEHOUSE	300
TOTAL AREA GIA	300,000
HAUNCH HEIGHT	18m
LEVEL ACCESS DOORS	4
LOADING DOCKS	30
HGV PARKING	46
CAR PARKING SPACES	243
CYCLE SPACES	88
EV CHARGING POINTS	43
YARD DEPTH	50m
FLOOR LOADING	50 KN/m2
POWER SUPPLY	869 kVa

UNIT 2	SQ FT
WAREHOUSE AREA	237,500
OFFICE	15,000
TRANSPORT OFFICE	2,500
GATEHOUSE	300
TOTAL AREA GIA	255,300
HAUNCH HEIGHT	15m
LEVEL ACCESS DOORS	6
LOADING DOCKS	16
HGV PARKING	37
CAR PARKING SPACES	248
CYCLE SPACES	88
EV CHARGING POINTS	46
YARD DEPTH	50m
FLOOR LOADING	50 KN/m2
POWER SUPPLY	669 kVa

UNIT 3	SQ FT
WAREHOUSE AREA	39,050
OFFICE	5,405
TOTAL AREA GIA	44,455
HAUNCH HEIGHT	10m
LEVEL ACCESS DOORS	1
LOADING DOCKS	4
CAR PARKING SPACES	36
CYCLE SPACES	24
EV CHARGING POINTS	7
YARD DEPTH	40m
FLOOR LOADING	50 KN/m2
POWER SUPPLY	210 kVa

UNIT 4	SQ FT
WAREHOUSE AREA	47,750
OFFICE	6,040
TOTAL AREA GIA	53,790
HAUNCH HEIGHT	10m
LEVEL ACCESS DOORS	2
LOADING DOCKS	4
CAR PARKING SPACES	59
CYCLE SPACES	26
EV CHARGING POINTS	12
YARD DEPTH	40m
FLOOR LOADING	50 KN/m2
POWER SUPPLY	215 kVa

UNIT 5	SQ FT
WAREHOUSE AREA	22,250
OFFICE	3,085
TOTAL AREA GIA	25,335
HAUNCH HEIGHT	8m
LEVEL ACCESS DOORS	1
LOADING DOCKS	2
CAR PARKING SPACES	20
CYCLE SPACES	16
EV CHARGING POINTS	4
YARD DEPTH	50m
FLOOR LOADING	50 KN/m2
POWER SUPPLY	117 kVa

PHASE 2: Q2 2023

UNIT 6	SQ FT
WAREHOUSE AREA	473,550
OFFICE	23,650
TRANSPORT OFFICE	2,500
GATEHOUSE	300
TOTAL AREA GIA	500,000
HAUNCH HEIGHT	18m
LEVEL ACCESS LOADING DOORS	4
LOADING DOCKS	40
HGV PARKING	120
CAR PARKING SPACES	424
CYCLE SPACES	220
ELECTRIC CAR CHARGING POINTS	43
YARD DEPTH	81.5, 50m
FLOOR LOADING	50 KN/m2
POWER SUPPLY	1375 kVa



A NEW INDUSTRIAL / DISTRIBUTION DEVELOPMENT.
FLEXIBLE UNITS AVAILABLE UP TO 500,000 SQ FT.

AVAILABLE FROM Q3 2022.



A development by
EQUATION PROPERTIES BentallGreenOak

FOR FURTHER INFORMATION PLEASE
CONTACT THE JOINT AGENTS

VANESSA PENN
vanessa@penncommercial.co.uk
07721 922 946

ROBIN COUSINS
robin@penncommercial.co.uk
07775 588 223



ED COLE
Ed.Cole@eu.jll.com
07872 677 751

MATT JONES
Matt.Jones@eu.jll.com
07795 043 881

SOPHIE KETTLEWELL
Sophie.Kettlewell@eu.jll.com
07801 667 586



JONJO LYLES
jonjo.lyles@mlagency.co.uk
07388 488 252

ANDY HALL
andy.hall@mlagency.co.uk
07824 525 821

HENRY WATSON
henry.watson@mlagency.co.uk
07951 267 446



0203 889 1010