



## Phase 1 Distribution Centre

Unit	Warehouse (m <sup>2</sup> )	Offices (m <sup>2</sup> )	Mezzanine (m <sup>2</sup> )	Total (m <sup>2</sup> )
1.1	8,691	290	771	9,752
1.2	6,118	293	477	6,888
1.3	6,098	293	477	6,868
1.4	6,118	293	477	6,888
1.5	6,156	293	484	6,933
<b>Total</b>	<b>33,181</b>	<b>1,462</b>	<b>2,685</b>	<b>37,329</b>

Car parking spaces	161
HGV parking spaces	41

## Phase 1 Small Storage Centres

Unit	Storage area (m <sup>2</sup> )	Offices (m <sup>2</sup> )	Mezzanine (m <sup>2</sup> )	Total (m <sup>2</sup> )
1.1	2,207		581	2,788
1.2	2,224	336	281	2,841
1.3	2,264	376	281	2,921
1.4	2,714		725	3,439
<b>Total</b>	<b>9,409</b>	<b>712</b>	<b>1,868</b>	<b>11,989</b>

Car parking spaces	112
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## Distribution Space

Unit	Warehouse / distribution (m <sup>2</sup> )	Offices (m <sup>2</sup> )	Total (m <sup>2</sup> )	Car parking spaces	HGV parking spaces
2.1	6208				
2.2	6208	358	<b>12,774</b>	86	4
<b>Total</b>	<b>12,416</b>				

3.1	6,196				
3.2	6,130				
3.3	9,189	922	<b>31,693</b>	242	32
3.4	9,256				
<b>Total</b>	<b>30,771</b>				

4.1	9,244				
4.2	9,177	830	28,542	115	18
4.3	9,244				
<b>Total</b>	<b>27,713</b>				

5.1	5,627				
5.2	8,410	421	18,506	67	18
<b>Total</b>	<b>18,085</b>				

6	8,470	254	8,724	78	12
<b>Total</b>	<b>97,455</b>	<b>2,785</b>	<b>100,239</b>	<b>588</b>	<b>84</b>

All areas are gross external

This 38-ha site can accommodate up to 150,000 sq m of logistics space in a range of sizes and configurations.

This masterplan is purely indicative and there is flexibility to accommodate alternative layouts.

- Logistics space
- Offices and social areas
- Sprinkler tanks
- Landscaping
- Water attenuation
- Bus stops
- Cyclepaths

Masterplan not to scale.  
For indicative purposes only.



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