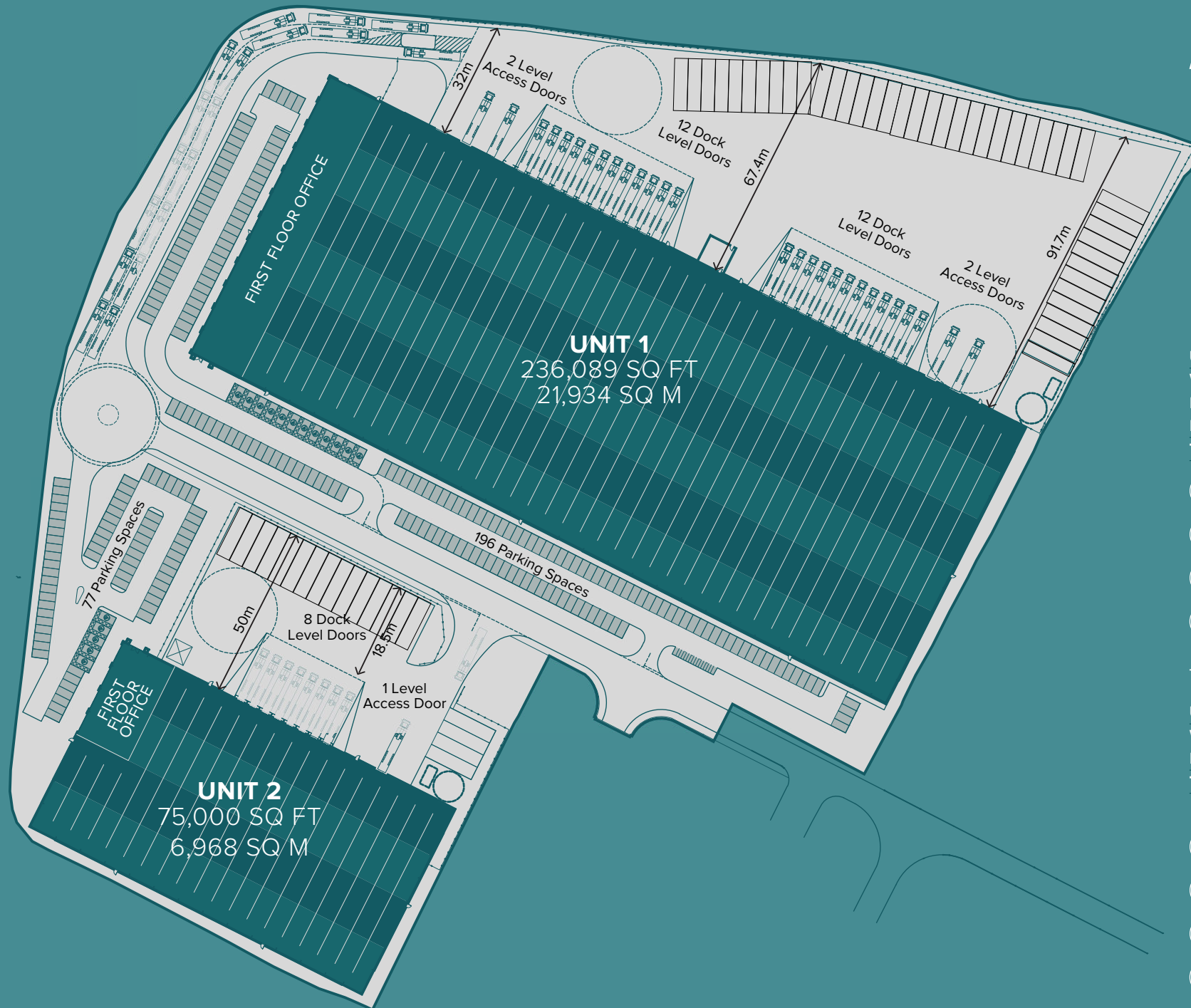


# 75,000 & 236,000 SQ FT



**UNIT 1**  
236,089 SQ FT  
21,934 SQ M

**UNIT 2**  
75,000 SQ FT  
6,968 SQ M

UNIT 1	SQ FT	SQ M
WAREHOUSE	219,900	20,430
HUB	689	64
FIRST FLOOR OFFICE	15,500	1,440
<b>TOTAL UNIT GIA</b>	<b>236,089</b>	<b>21,934</b>

- UP TO 91.7M YARD DEPTH
- 24 DOCK LEVEL DOORS
- 15 M HAUNCH HEIGHT
- 4 LEVEL ACCESS DOORS
- 196 CAR PARKING SPACES, INCLUDING 12 ACCESSIBLE 2X EV CHARGING POINTS
- HIGH QUALITY OFFICE ACCOMMODATION (CAPABLE OF EXPANSION WITH A SECOND FLOOR)

UNIT 2	SQ FT	SQ M
WAREHOUSE	70,000	6,503
FIRST FLOOR OFFICE	5,000	460
<b>TOTAL UNIT GIA</b>	<b>75,000</b>	<b>6,968</b>

- 50M YARD DEPTH
- 8 DOCK LEVEL DOORS
- 12.5 M HAUNCH HEIGHT
- 1 LEVEL ACCESS DOOR
- 77 CAR PARKING SPACES, INCLUDING 5 ACCESSIBLE 2X EV CHARGING POINTS
- HIGH QUALITY OFFICE ACCOMMODATION (CAPABLE OF EXPANSION WITH A SECOND FLOOR)

\*FLOOR AREAS ARE MEASURED ON A GROSS INTERNAL BASIS