



NEW TRADE UNITS

from 3,500 – 7,300 sq ft

LAST TWO
REMAINING UNITS

KEY FEATURES

All units will benefit from:

- Constructed steel portal frame with insulated profiled steel cladding walls
- Approximately 10% translucent roof lights
- A surface level loading door & separate pedestrian access
- WC facilities
- Services include three phase electricity, water and gas
- B1, B2 & B8 uses

ACCOMMODATION (GIA)	Unit 4	Unit 5
Total Area	3,800 sq ft	3500 sq ft
	353 sq m	325 sq m
Surface level loading door	1	1
Eaves height (to the haunch)	8m	8m
Floor loading (kN/m ²)	50 kN/M ²	50 kN/M ²
Yard depth	22.5m	24m
Car parking	7 Parking spaces (2 Disabled)	7 Parking Spaces (1 Disabled)

