



Site Area 62,254 sq.m. / 6.25 hectares / 15.3 acres (Area Excludes Tinkle Peg Farm)			
Accommodation Schedule (GIA)			
Building 1			
Warehouse Area	6,507m ²	(70,040 ft ²)	
First Floor Office Area	406m ²	(4,370 ft ²)	
Total GIA	6,913m²	(74,410 ft²)	
Building 2			
Warehouse Area	2,782m ²	(29,945 ft ²)	
First Floor Office Area	309m ²	(3,326 ft ²)	
Total GIA	3,091m²	(33,271 ft²)	
Building 3			
Warehouse Area	4,641m ²	(49,955 ft ²)	
First Floor Office Area	397m ²	(4,273 ft ²)	
Total GIA	5,038m²	(54,228 ft²)	

Total Unit Area
Approx. 149,940sqft Excl. Offices at First Floor Level
Approx. 161,909sqft Incl. Offices at First Floor Level

Parking Schedule

Building 1
Car parking spaces (Based on B8:B2 70:30 Split): 95
Including 5% accessible spaces (B2 Standards): 5
Including 10% EV spaces: 10
Cycle spaces (BREEAM): 16 external, 15 internal, total: 31
Motorcycles at 1 space per 1000sq.m (B2 Standards): 7

Building 2
Car parking spaces (Based on B8:B2 70:30 Split): 45
Including 5% accessible spaces (B2 Standards): 3
Including 10% EV spaces: 5
Cycle spaces (BREEAM): 8 external, 8 internal, total: 16
Motorcycles at 1 space per 1000sq.m (B2 Standards): 3

Building 3
Car parking spaces (Based on B8:B2 70:30 Split): 69
Including 5% accessible spaces (B2 Standards): 4
Including 10% EV spaces: 7
Cycle spaces (BREEAM): 12 external, 12 internal, total: 24
Motorcycles at 1 space per 1000sq.m (B2 Standards): 5

General Notes

Do not scale from this drawing. Only work to written dimensions.
All site dimensions shall be verified by the Contractor on site prior to commencing any works.
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Site Plan Key

- Site Boundary Line
- Unit Demise Boundary Line
- Concrete slab with brushed finish to all yards (refer to Civil Engineer's details)
- Vehicular macadam to roads (refer to Civil Engineer's details)
- Pedestrian macadam to pavements (refer to Civil Engineer's details)
- Concrete block paving to pavements (refer to Civil Engineer's details)
- Crushed gravel (to PROW footpath), (refer to Civil Engineer's details)
- Soft landscaping (refer to Landscape Architect)
- Retaining wall to SE design
- 2.5m high Jakoustic® 12K Envirofence® Reflective acoustic timber fence. (NBS Q40/171)
- 2.0m high Jakoustic® 12K Envirofence® Reflective acoustic timber fence. (NBS Q40/171)
- Steel paladin fencing 2.4m high and pedestrian/vehicle gates in RAL 7016 to service yards (NBS Q40/355A)
- 1100mm high wooden post and rail fencing (NBS Q40/210)
- Close boarded feather edge timber fencing, 2.0m high with timber gravel board and timber posts set in 600mm deep footings. (NBS Q40/310)
- 1100mm high Key Clamp Railing System to retaining walls around ramp
- Armo Barrier to perimeter of dock leveller ramp
- Dock Leveller Wheel Guides - 1800mm long, 140mm diameter x 5mm thick steel tube, bolted to concrete yard - to Cadlick Developments' requirements
- Building 1 - Broxap Wardale bicycle shelter (PPC colour RAL 7016) with 8x stainless steel Sheffield cycle stands, to shelter minimum 16 bicycles.
- Building 2 - Broxap Wardale bicycle shelter (PPC colour RAL 7016) with 4x stainless steel Sheffield cycle stands, to shelter minimum 8 bicycles.
- Building 3 - Broxap Wardale bicycle shelter (PPC colour RAL 7016) with 6x stainless steel Sheffield cycle stands, to shelter minimum 12 bicycles.
- Building 1 - Waste Compound area to be provided: 14sqm
- Building 2 - Waste Compound area to be provided: 10sqm
- Building 3 - Waste Compound area to be provided: 14sqm
- Proposed Substation
- Public Right of Way (PROW)
- Condenser Compound

P05	Parking annotation removed from Unit 3 yard	28.10.25	AT	AT
P04	Accommodation schedule updated, parking schedule added, 2no car parking spaces added to each unit as a consequence of increased office areas	06.10.25	AT	AT
P03	Drawings updated to suit regulation updates and client specification changes	26.08.25	AT	AT
P02	Tender Issue	22.07.22	JAB	AT
P01	Preliminary issue for review and comments	06.07.22	MC	AT
Rev.	Description	Date	ISS	APP
Scale	As indicated @ A0			
Status	D1 Tender			
Drawn By	JAB			
Checked By	AT			
Date	31.05.2022			
Client:				

Sheet Name:
Proposed Site Masterplan