

# 10,042 SQ FT

Suitable for B2/B8/E(g)(iii) use, the 10,042 sq ft unit includes the following features:

-  7m internal eaves height
-  2 loading doors
-  Dedicated yard area
-  Two-storey office accommodation, with WCs and fitted canteen area
-  8 dedicated car parking spaces
-  3-phase power
-  24hr access
-  EPC 'C' rating (65)

Unit 2D	sq ft	sq m
Warehouse	8,784	816
Ground floor reception/office	575	54
First floor office/canteen	682	63
<b>TOTAL</b>	<b>10,042</b>	<b>933</b>

