








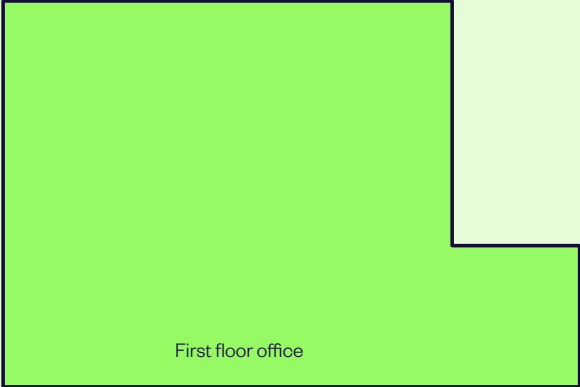
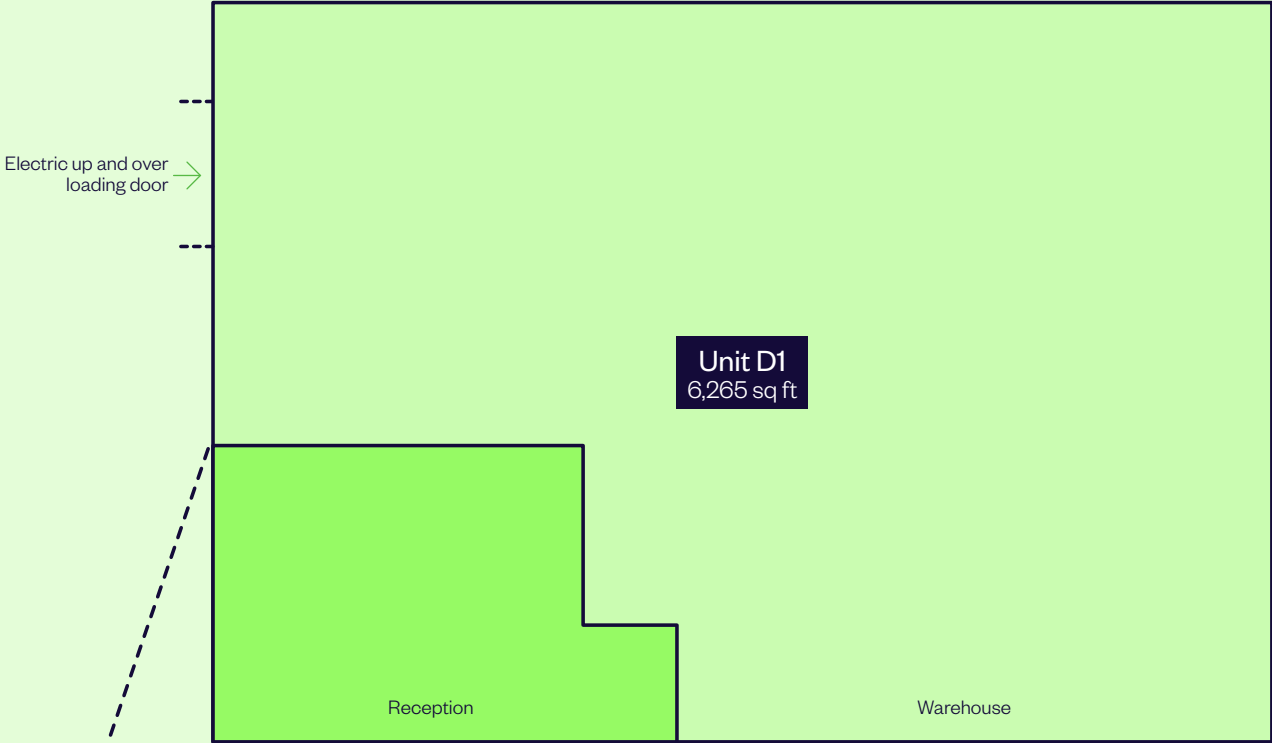


6,265 SQ FT

Unit D1 is located along the northern boundary of the estate and offers 6,265 sq ft of industrial space. Benefitting from a generous loading area and one electric up and over loading door for HGV/van loading, the property has been delivered to the following specification:

-  6.6m clear internal height (9.2m to ridge)
-  50 kN/m2 floor loading
-  3.6m (w) x 4.5m (h) electric up and over loading door
-  Secure self-contained yard
-  15% roof lights
-  Ground floor reception
-  Fully-fitted first floor office
-  EPC 'A' rating
-  Access controlled barrier to the estate

Unit D1	sq ft
Ground floor warehouse	4,579
Ground floor reception/office	843
First floor office	843
TOTAL	6,265



Warehouse space
Office space