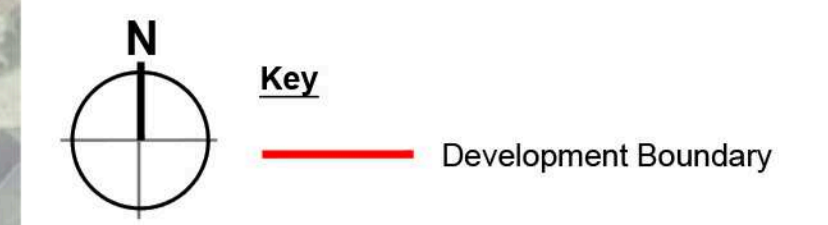


- Dimensions are in millimeters, unless stated otherwise.
 - Scaling of this drawing is not recommended.
 - It is the recipient's responsibility to print this document to the correct scale.
 - All relevant drawings and specifications should be read in conjunction with this drawing.



SCHEDULE OF ACCOMMODATION
 (Gross Internal Area)

Unit 1	Warehouse Area - 44,450 sq ft (4,130m ²)
	Office (First Floor) - 2,200 sq ft (204m ²)
	(Incl. GF Core)
Total Area	- 46,650 sq ft (4,334m ²)
Unit 2	Warehouse Area - 26,250 sq ft (2,439m ²)
	Office (First Floor) - 2,600 sq ft (242m ²)
	(Incl. GF Core)
Total Area	- 28,850 sq ft (2,680m ²)
Unit 3	Warehouse Area - 26,250 sq ft (2,439m ²)
	Office (First Floor) - 2,600 sq ft (242m ²)
	(Incl. GF Core)
Total Area	- 28,850 sq ft (2,680m ²)
Unit 4	Warehouse Area - 196,250 sq ft (18,232m ²)
	Office (First Floor) - 9,800 sq ft (910m ²)
	(Incl. GF Core)
Total Area	- 206,050 sq ft (19,143m ²)
Unit 5	Warehouse Area - 87,550 sq ft (8,134m ²)
	Office (First Floor) - 4,350 sq ft (404m ²)
	(Incl. GF Core)
Total Area	- 91,900 sq ft (8,538m ²)
Unit 6A	Total Area - 20,400 sq ft (1,895m ²)
	(Incl. 15% Offices)
Unit 6B	Total Area - 21,750 sq ft (2,021m ²)
	(Incl. 15% Offices)
Unit 6C	Total Area - 11,250 sq ft (1,045m ²)
	(Incl. 15% Offices)
Unit 6D	Total Area - 11,250 sq ft (1,045m ²)
	(Incl. 15% Offices)
Unit 6E	Total Area - 16,400 sq ft (1,524m ²)
	(Incl. 15% Offices)
Unit 7	Warehouse Area - 118,600 sq ft (11,018m ²)
	Office (First Floor) - 5,900 sq ft (548m ²)
	(Incl. GF Core)
Total Area	- 124,500 sq ft (11,566m ²)
Unit 8	Warehouse Area - 161,350 sq ft (14,990m ²)
	Office (First Floor) - 8,050 sq ft (748m ²)
	(Incl. GF Core)
Total Area	- 169,400 sq ft (15,738m ²)
Unit 9	Warehouse Area - 41,300 sq ft (3,837m ²)
	Office (First Floor) - 2,050 sq ft (190m ²)
	(Incl. GF Core)
Total Area	- 43,350 sq ft (4,027m ²)
Unit 10	Warehouse Area - 54,350 sq ft (5,049m ²)
	Office (First Floor) - 2,700 sq ft (251m ²)
	(Incl. GF Core)
Total Area	- 57,050 sq ft (5,300m ²)
Total Area	- 877,650 sq ft (81,536m ²)



Illustrative Masterplan

Plot Areas

LDH (Under Construction)	- 13.89 Acres (5.62 Hectares)
Mixed Use Plot	- 6.99 Acres (2.83 Hectares)
Plot 1	- 2.44 Acres (0.99 Hectares)
Plot 2	- 1.45 Acres (0.59 Hectares)
Plot 3	- 1.47 Acres (0.59 Hectares)
Plot 4	- 9.48 Acres (3.84 Hectares)
Plot 5	- 4.86 Acres (1.97 Hectares)
Plot 6	- 3.03 Acres (1.23 Hectares)
Plot 7	- 6.23 Acres (2.52 Hectares)
Plot 8	- 8.44 Acres (3.42 Hectares)
Plot 9	- 2.18 Acres (0.88 Hectares)
Plot 10	- 3.00 Acres (1.21 Hectares)
Site Area	- 124.65 Acres (50.44 Hectares)



rev amendments by ckd date

Sproughton Enterprise Park
 Illustrative Masterplan

IPSWICH
 BOROUGH COUNCIL

umc
 architects

Newark Beacon Innovation Centre, Callendar Way, Newark, Nottinghamshire NG24 2TN
 +44 (0)1636 653027 +44 (0)1636 653010 info@umcarchitects.com

Drawing Status:	Feasibility
Drawn / Checked:	RS / MS
Date:	13/05/2019
Scale:	1:2500 A1
Drawing no:	Revision:
18229 F0005	A