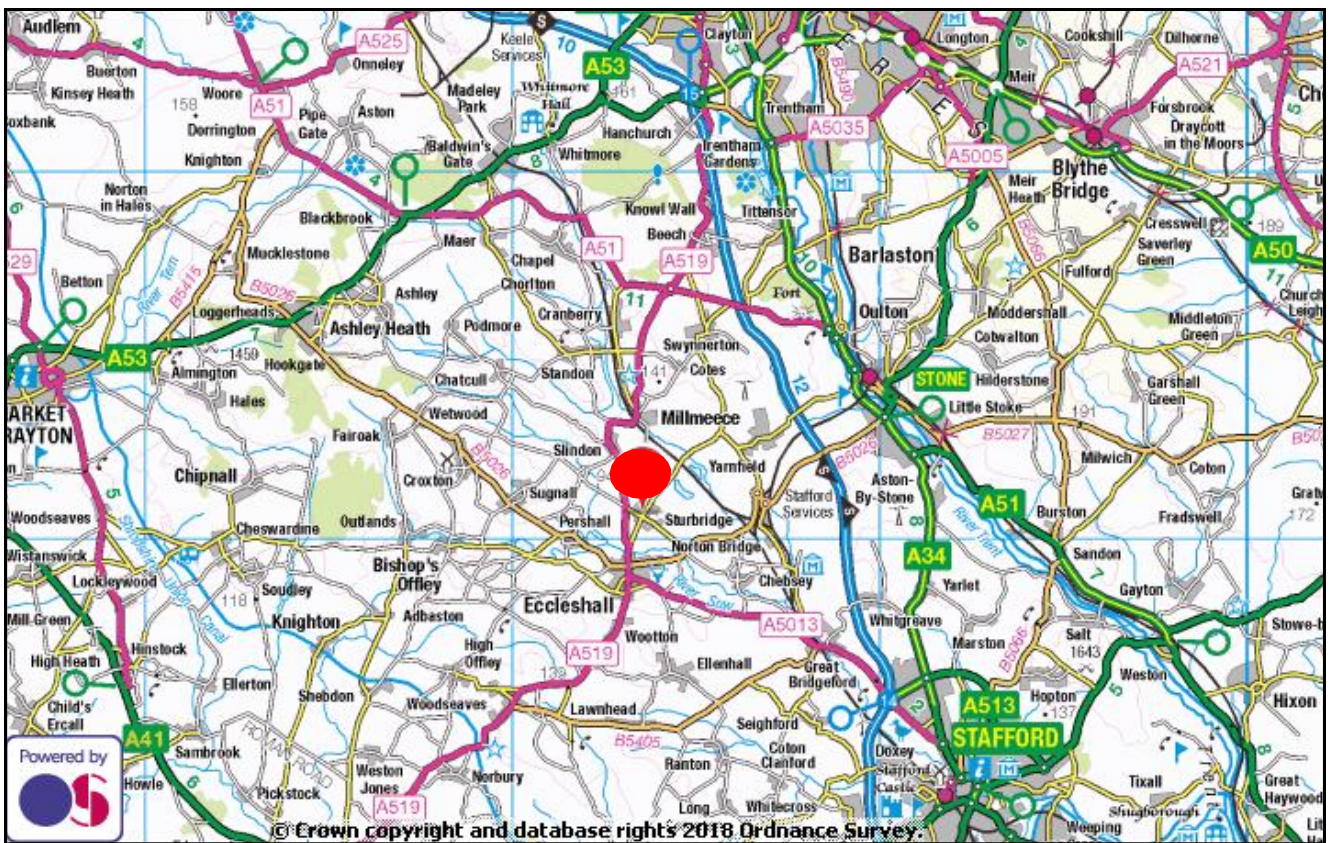


## HIGHLIGHTS

- **Units from 1,508 sq ft up to 36,000 sq ft**
- **The site has outline planning**
- **Infrastructure with new access road**
- **Design & build to occupier's requirements**
- **Serviced site for sale**

For further information please contact:  
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024 7663 6888 / 07860 398 744  
robert.rae@avisonyoung.com

**02476 636 888**



## INDICATIVE SCHEME - DESIGN AND BUILD TO OCCUPIER'S REQUIREMENTS

Units from 1,508—36,000 sq ft—Please see indicative Plan

All areas subject to final measurements and agreement

May 2024

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- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.

Notes

No.	XXX	Description:	XXX
-----	-----	--------------	-----

**BUILDING AREA SCHEDULE  
WESTERN SIDE OF SITE**

APPLICATION AREA: 9.75 Ac

**GROSS INTERNAL AREAS:**

**UNIT A**  
1550m<sup>2</sup> / 16,684ft<sup>2</sup>  
+FF OFFICES (7.5%)  
116m<sup>2</sup> / 1,251ft<sup>2</sup>

**TOTAL:**  
1660m<sup>2</sup> / 17,868ft<sup>2</sup>

**UNIT B1**  
904m<sup>2</sup> / 9,730ft<sup>2</sup>  
+FF OFFICES (7.5%)  
68m<sup>2</sup> / 732ft<sup>2</sup>

**TOTAL:**  
972m<sup>2</sup> / 10,462ft<sup>2</sup>

**UNIT B2**  
904m<sup>2</sup> / 9,730ft<sup>2</sup>  
+FF OFFICES (7.5%)  
68m<sup>2</sup> / 732ft<sup>2</sup>

**TOTAL:**  
972m<sup>2</sup> / 10,462ft<sup>2</sup>

**UNIT C**  
2150m<sup>2</sup> / 23,142ft<sup>2</sup>  
+FF OFFICES (7.5%)  
161m<sup>2</sup> / 1,733ft<sup>2</sup>

**TOTAL:**  
2311m<sup>2</sup> / 24,875ft<sup>2</sup>

**OVERALL TOTAL:**  
5915m<sup>2</sup> / 63,669ft<sup>2</sup>

**PLOT SIZES:**

**UNIT A**  
GROSS: 4,129m<sup>2</sup> / 44,444ft<sup>2</sup>  
NETT: 3,953m<sup>2</sup> / 42,550ft<sup>2</sup>

**UNIT B1**  
GROSS: 2,278m<sup>2</sup> / 24,520ft<sup>2</sup>  
NETT: 2,168m<sup>2</sup> / 23,336ft<sup>2</sup>

**UNIT B2**  
GROSS: 2,360m<sup>2</sup> / 25,403ft<sup>2</sup>  
NETT: 2,190m<sup>2</sup> / 23,573ft<sup>2</sup>

**UNIT C**  
GROSS: 5,707m<sup>2</sup> / 61,430ft<sup>2</sup>  
NETT: 5,015m<sup>2</sup> / 53,981ft<sup>2</sup>

**RESIDUAL NORTHERN PLOT:**  
GROSS: 7,870m<sup>2</sup> / 83,744ft<sup>2</sup>  
NETT: 6,448m<sup>2</sup> / 69,722ft<sup>2</sup>

**PARKING PROVISION:**

Car and cycle parking figures are to the average requirement between B2 & B8 use class, based upon the standards set out within 'Stafford Borough Local Plan 2020-2040'.

**PLOT AREAS:  
EASTERN SIDE OF SITE**

**UNIT A**  
GROSS: 3,019m<sup>2</sup> / 32,496ft<sup>2</sup>  
NETT: 2,906m<sup>2</sup> / 31,280ft<sup>2</sup>

**UNIT B**  
GROSS: 2,978m<sup>2</sup> / 32,055ft<sup>2</sup>  
NETT: 2,688m<sup>2</sup> / 28,933ft<sup>2</sup>

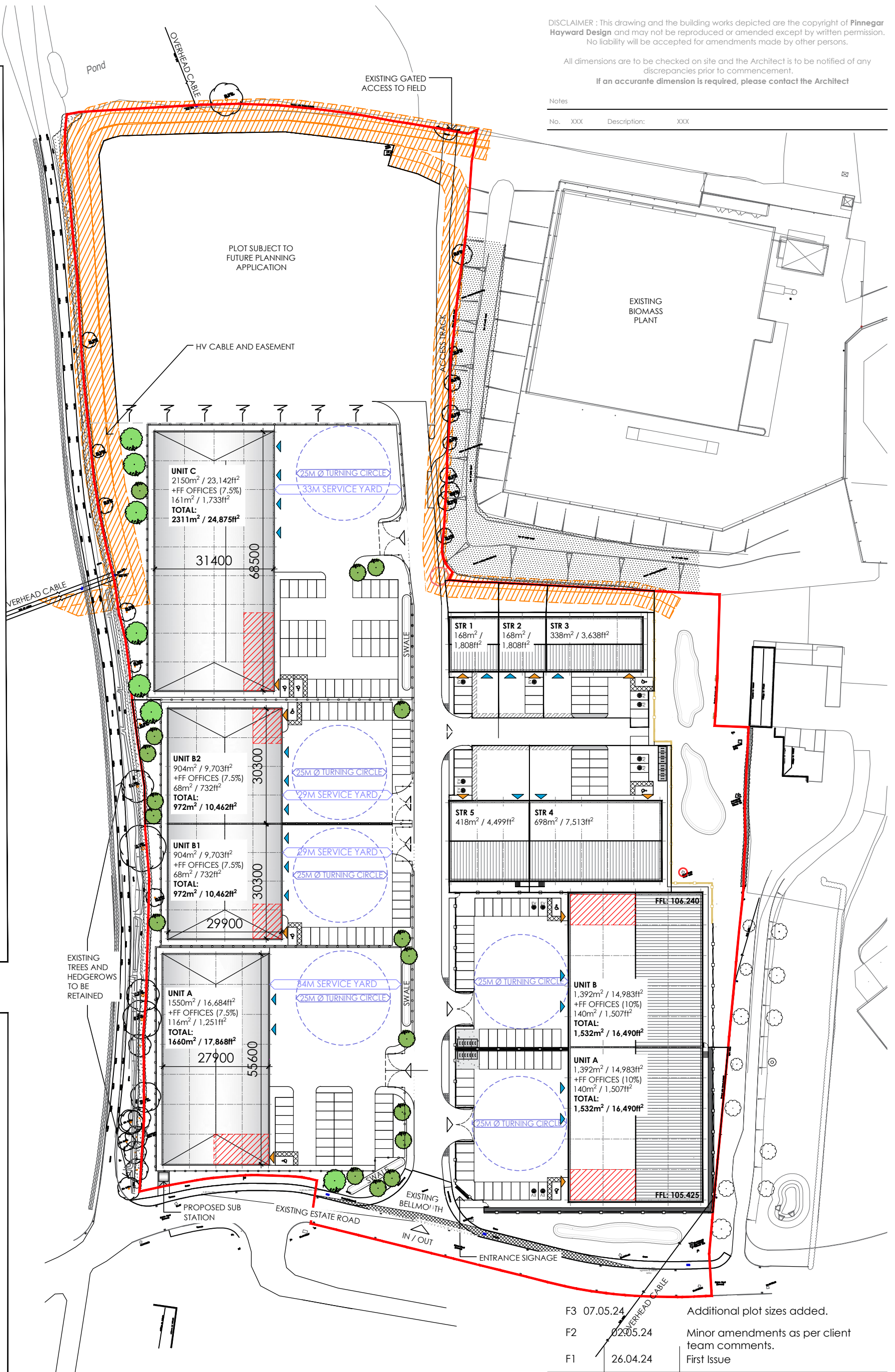
**ST1**  
GROSS: 460m<sup>2</sup> / 4,951ft<sup>2</sup>  
NETT: 398m<sup>2</sup> / 4,284ft<sup>2</sup>

**ST2**  
GROSS: 460m<sup>2</sup> / 4,725ft<sup>2</sup>  
NETT: 343m<sup>2</sup> / 3,692ft<sup>2</sup>

**ST3**  
GROSS: 993m<sup>2</sup> / 10,688ft<sup>2</sup>  
NETT: 810m<sup>2</sup> / 8,719ft<sup>2</sup>

**ST4**  
GROSS / NETT: 804m<sup>2</sup> / 8,654ft<sup>2</sup>

**ST5**  
GROSS / NETT: 1,462m<sup>2</sup> / 15,737ft<sup>2</sup>



Revision	Date	Description
F3	07.05.24	Additional plot sizes added.
F2	02.05.24	Minor amendments as per client team comments.
F1	26.04.24	First Issue

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Client  
Raleigh Hall Estates  
Project  
Industrial Development  
Location  
Raleigh Hall Industrial Estate, Eccleshall  
Drawing Title  
Proposed Site Plan - Left Hand Units

Drawing No.  
(90)002

Revision  
F3



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1:50 = 2.5m 1:100 = 5m 1:200 = 10m  
1:500 = 25m 1:1250 = 62.5m 1:2500 = 125m



Project Number 3139 Scale 1:1000 Date FEB 23 Drawn SR Checked JAW Stage FEASIBILITY Sheet Number 3139\_PHD\_X\_XX\_DR\_A\_(90)001