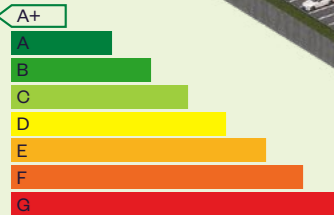
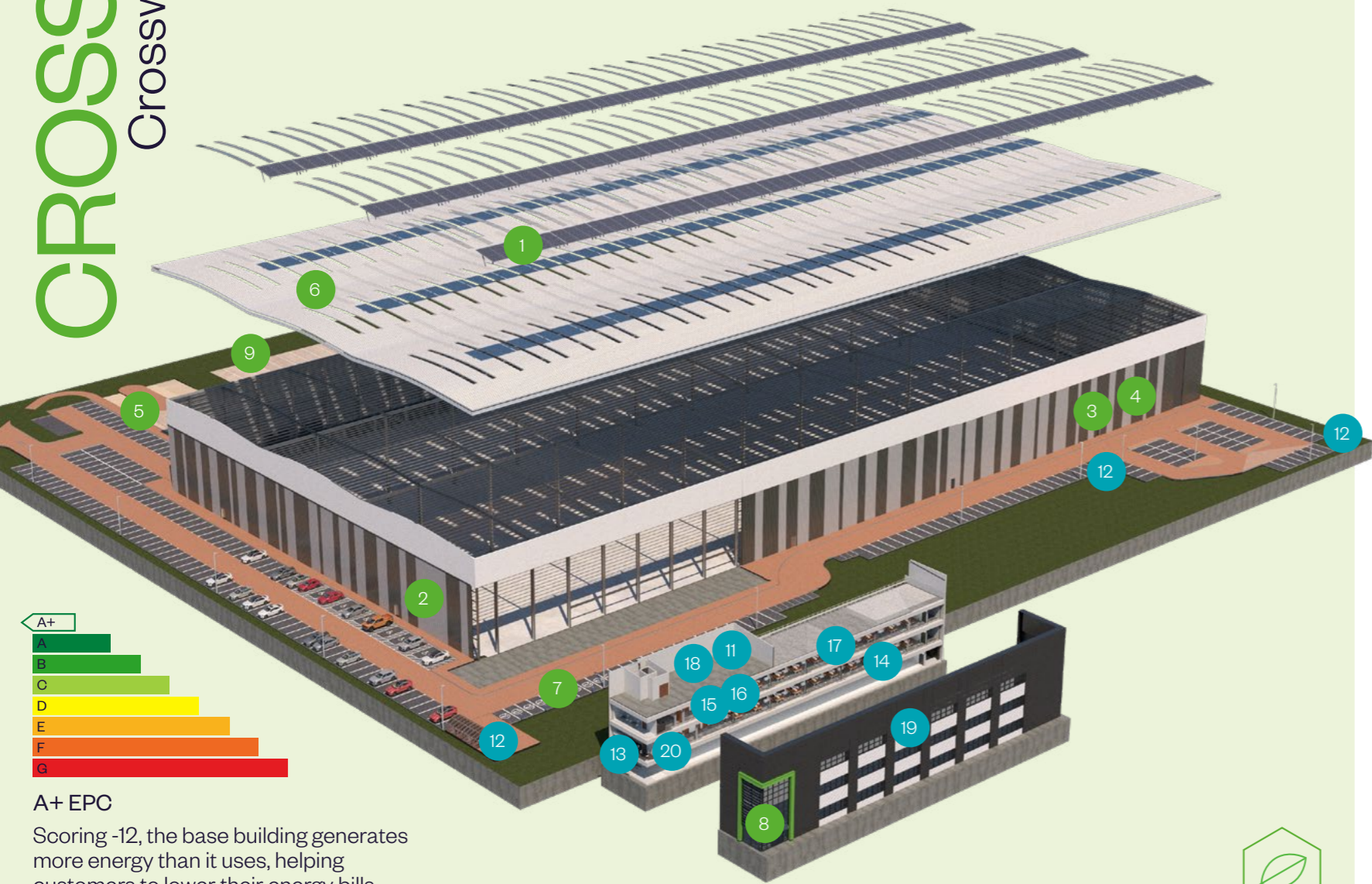


# CROSSWAYS 241

Crossways Commercial Park  
240,884 sq ft

**SPACE+** reflects our commitment to delivering industry-leading industrial and logistics space with a focus on quality, sustainability and health and wellbeing.



**A+ EPC**  
Scoring -12, the base building generates more energy than it uses, helping customers to lower their energy bills.

**BREEAM®**  
★★★★☆  
**BREEAM 'Excellent'**  
Achieving a score of 78.1%, recognising the building's sustainable design and environmental performance while helping customers to meet their own ESG requirements

Working with experienced design teams, our building specification has been developed to respond to changing customer needs and reflects our commitment to reducing energy use, improving efficiency and maximising the sustainable use of resources.

## Warehouse

- 1 Solar photovoltaics (PV)**  
1,036kWp full rooftop PV system, generating 905,900kWh annually. Discounted electricity is available via a power purchase agreement with Goodman
- 2 SolarWall®**  
Providing highly efficient solar air heating and comfort cooling to the offices
- 3 CA Twin-Therm® Built-Up Roof and Wall system**  
Carbon neutral cladding envelope, delivering exceptional air tightness and thermal performance
- 4 CA Twin-Therm® Chronus upgrade**  
Can be adapted to deliver a 'chilled' environment as low as 0°C
- 5 Rainwater harvesting**  
5,000-litre tank providing grey water flushing to WCs and watering points for landscape maintenance
- 6 Rooflights**  
12% coverage to the warehouse, optimising natural light to save on energy
- 7 Electric vehicle (EV) charging**  
12 EV charging points and infrastructure for future EV fleets, providing operational flexibility and reducing our customers' carbon footprint
- 8 LED lighting**  
Specified internally and externally, improving environmental performance and energy efficiency
- 9 Steril doors**  
Including standard dock, double dock and multi dock, accommodating a full range of vehicle fleets
- 10 Air tightness**  
Air tightness of 1.38m³/h.m²@50Pa, providing excellent thermal performance and improved energy conservation

## Office and staff welfare areas

- 11 FSC-certified timber**  
Sustainably sourced timber products with Chain of Custody Certification provided by the Forest Stewardship Council (FSC)
- 12 Outdoor seating / amenity areas**  
There are dedicated seating areas next to the park's landscaping
- 13 Smart metering**  
Maximising operational efficiency through monitoring of energy and water use
- 14 Low-VOC paints**  
Improving indoor air quality and reducing greenhouse gas emissions
- 15 Energy-efficient hand-dryers**  
Reducing energy use and associated operating costs
- 16 Water-saving devices**  
Reducing water use with waterless urinals, lows flush WCs and sensor-activated taps
- 17 Recycled carpet and ceiling tiles**  
Using recycled content and bio-based backing, supporting circularity
- 18 VRF/VRV comfort cooling**  
Delivering efficient and comfortable climate control while minimising energy use
- 19 Anti-sun tinting to windows**  
Reducing solar gain, saving on heating and cooling costs
- 20 Energy efficient passenger lift**  
Operating in a 'stand-by' condition when idle, reducing energy use