

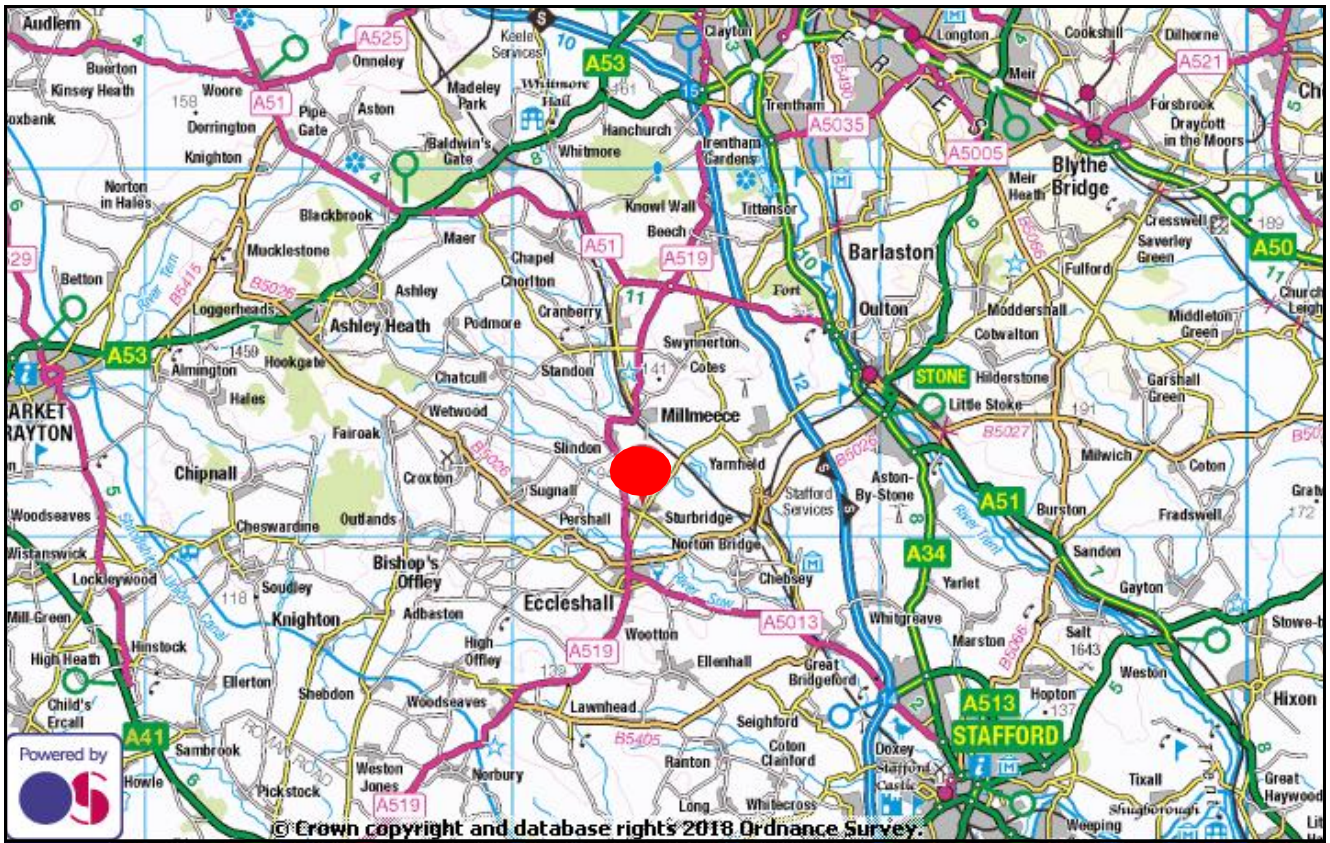


HIGHLIGHTS

- **Units from 1,830 sq ft up to 60,000 sq ft**
- **The site has outline planning**
- **Infrastructure with new access road**
- **Design & build to occupier's requirements up to 60,000 sq ft**
- **Serviced site for sale**
- **Site area 9.6 acre gross**

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INDICATIVE SCHEME - DESIGN AND BUILD TO OCCUPIER'S REQUIREMENTS

UNIT	SQ FT	SQ M	Eaves Height
Unit A	17,060	1,585	8 m
Unit B	17,060	1,585	8 m
Unit C	23,627	2,195	10 m
Unit D	16,738	1,555	10 m
Unit E	14,262	1,325	8 m
Unit F	16,038	1,490	8 m
Unit G	7,965	740	8 m
Unit H	7,965	740	8 m

UNIT	SQ FT	SQ M	Eaves Height
Starter	1,830	170	6 m
Starter	1,830	170	6 m
Starter	3,950	367	6 m
Starter	5,910	557	6 m
Starter	3,724	346	6 m

PLOT AREAS	
UNIT A / B COMBINED -	UNIT F - 0.77 ACRES
UNIT C - 1.36 ACRES	UNIT G / H COMBINED -
UNIT D - 1.08 ACRES	STARTER PLOT - 0.88 ACRES
UNIT E - 0.86 ACRE	

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Visit us online
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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.

GENERAL NOTES:

OVERALL SITE AREA: 3.8 ha

NOTE: ALL DETAIL SHOWN ON THIS SITE PLAN NOT RELATING TO ACCESS, ARE INDICATIVE ONLY.

ALL PARKING NO'S CURRENTLY SHOWN ARE TO B1 (c) OR B2/B8 USAGE CLASS, BASED UPON THE STANDARDS SET OUT WITHIN 'THE PLAN FOR STAFFORD BOROUGH', AND ARE BASED UPON 2.4 x 4.8M SIZES.

FF OFFICE FOOTPRINT PROVISION IS SET AT 7.5% OF BUILDING FOOTPRINT.

AS PER THE GUIDANCE STATED WITHIN PART 'B2' OF THE 2013 BUILDING REGULATIONS, A MINIMUM OF 1.5% OF ALL BUILDING FACADES ARE TO BE ACCESSIBLE BY THE FIRE BRIGADE.

KEY:

- SITE BOUNDARY
- KNOWN HV CABLE & EASEMENT
- OVERHEAD CABLE
- ▲ SITE/PLOT ACCESS
- ▲ DOCK LEVELLER / LEVEL ACCESS

