



- KEY**
- Site Boundary
  - - - Proposed 2.4m Paladin Fencing (Colour black)
  - Cycle Stand ( 10 Cycles)
  - Electric Charging Ports

**SCHEDULE OF ACCOMMODATION (Gross Internal Area)**

Unit	Area	Value
Unit A	Warehouse Area (Incl. GF Core)	33,368 sq ft (3,100m <sup>2</sup> )
	Office (FF storey)	2,701 sq ft (251m <sup>2</sup> )
	<b>Total Area</b>	<b>36,069 sq ft (3,351m<sup>2</sup>)</b>
	Loading Docks	2
	Level Access	2
	HGV Parking	0
	Car Parking	35
Unit B	Warehouse Area (Incl. GF Core)	38,040 sq ft (3,534m <sup>2</sup> )
	Office (FF storey)	3,552 sq ft (330m <sup>2</sup> )
	<b>Total Area</b>	<b>41,529 sq ft (3,864m<sup>2</sup>)</b>
	Loading Docks	2
	Level Access	2
	HGV Parking	0
	Car Parking	38

**Schedule of Accommodation**

	GIA		GEA		Mezz %
	sq.m	sq.ft	sq.m	sq.ft	
<b>UNIT A</b>					
Warehouse	3,100	33,368	3,200	34,444	
FF Office	251	2,701	274	2,949	
<b>Total</b>	<b>3,351</b>	<b>36,069</b>	<b>3,474</b>	<b>37,394</b>	<b>7%</b>
<b>UNIT B</b>					
Warehouse	3,534	38,040	3,647	39,256	
FF Office	330	3,552	362	3,897	
<b>Total</b>	<b>3,864</b>	<b>41,592</b>	<b>4,009</b>	<b>43,152</b>	<b>9%</b>
<b>GRAND TOTAL</b>	<b>7,215</b>	<b>77,661</b>	<b>7,483</b>	<b>80,546</b>	

**Proposed Site Plan** Scale 1:500



DO NOT SCALE OFF DRAWING - PLEASE CHECK ALL DIMENSIONS ON SITE

This drawing is to be read in conjunction with all relevant specifications, documents and other issued job drawings. Discrepancies or omissions must be reported to the client. The contractor is to check and verify all building and site dimensions and to check levels before work commences.

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Revision	Issue Date	Revision Comments	By

Client Details:  
TBC

Project Title:  
Durham  
Newton Heath

Drawing Title:  
Proposed  
Site Plan

Project Stage	Works Package	A1 Scale
Proposed	Planning	1:500

Project No.	Drawing No.	Revision	Drawn	Created	Authorised
PPC36	P002	A	AP	Mar 2022	JP

