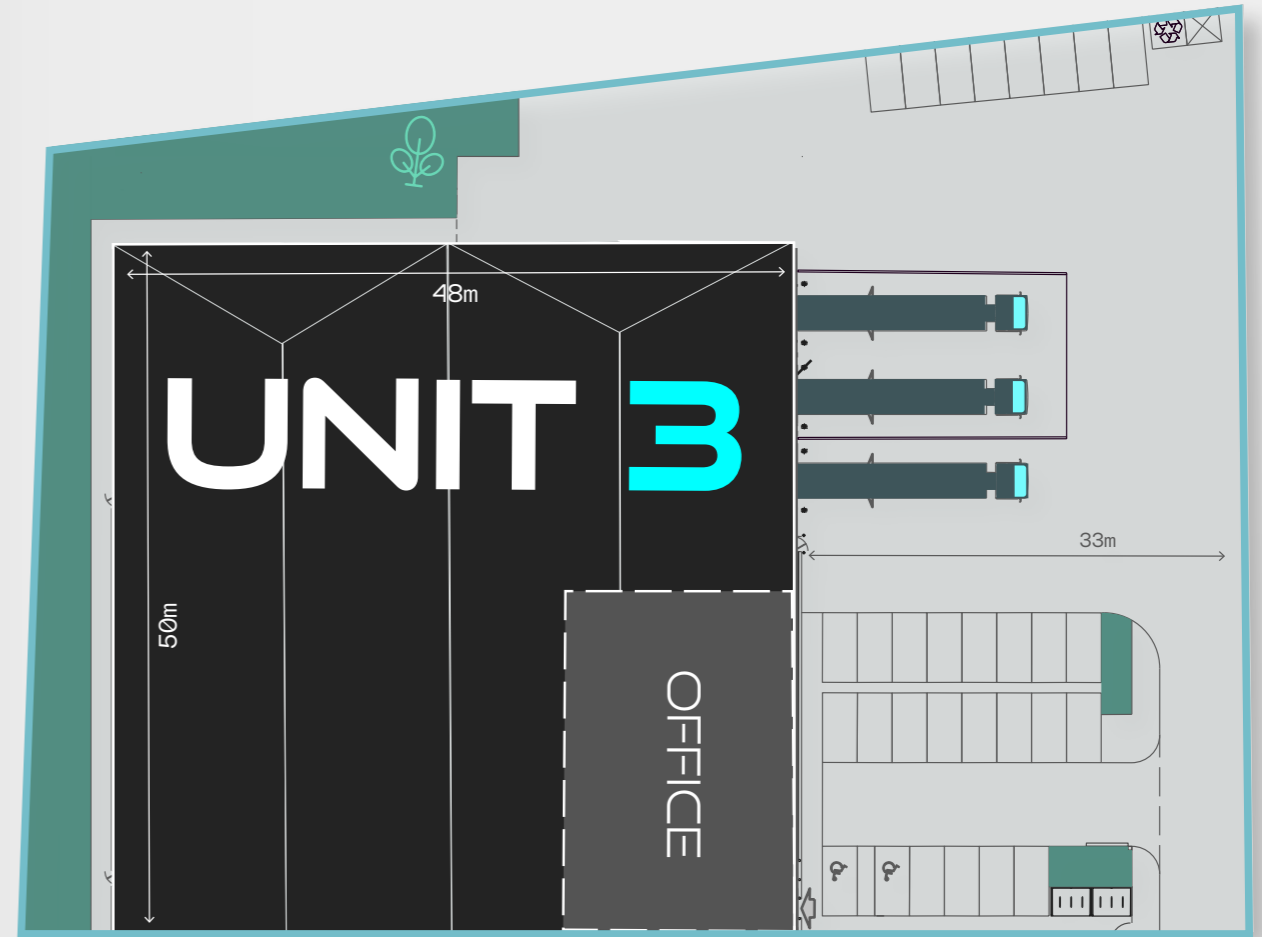


# Unit 3



**26,706 SQ FT**

GROUND FLOOR

175KVA POWER 

**4,015 SQ FT**

FIRST FLOOR OFFICE

**30,721 SQ FT**

TOTAL (GEA)



12M CLEAR  
INTERNAL HEIGHT



2 DOCK LEVEL  
LOADING DOORS



1 LEVEL ACCESS  
LOADING DOORS



33M  
YARD DEPTH



1ST FLOOR  
OFFICE



30 CAR  
PARKING SPACES



3 EV CHARGING  
POINTS



PV  
PANELS



ABILITY TO  
COMBINE UNITS

BREEAM

BREEAM  
'EXCELLENT'