



BASE SPECIFICATION

- 15m CLEAR INTERNAL HEIGHT
- 50m YARD DEPTH
- 9 Tonne RACK LEG LOADING
- FM2 FLOORING
- 50kN/m² FLOOR LOADING
- 15% ROOF LIGHTS
- EV CHARGING POINTS
- UP TO 5 MVA POWER AVAILABLE ON SITE

Flexible opportunity totalling
576,475 sq ft

CENTRAL M1 230

Warehouse	215,342 sq ft	20,006 sq m
Two storey offices	10,010 sq ft	930 sq m
Two storey hub office	4,994 sq ft	464 sq m
Gatehouse	339 sq ft	31 sq m
TOTAL	231,191 sq ft	21,478 sq m

22 DOCK DOORS	3 LEVEL ACCESS DOORS	260 CAR PARKING SPACES	41 HGV PARKING SPACES
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CENTRAL M1 345

Warehouse	326,975 sq ft	30,377 sq m
Two storey offices	11,216 sq ft	1,042 sq m
Two storey hub office	4,994 sq ft	464 sq m
Gatehouse	339 sq ft	31 sq m
TOTAL	345,284 sq ft	32,078 sq m

32 DOCK DOORS	4 LEVEL ACCESS DOORS	291 CAR PARKING SPACES	49 HGV PARKING SPACES
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