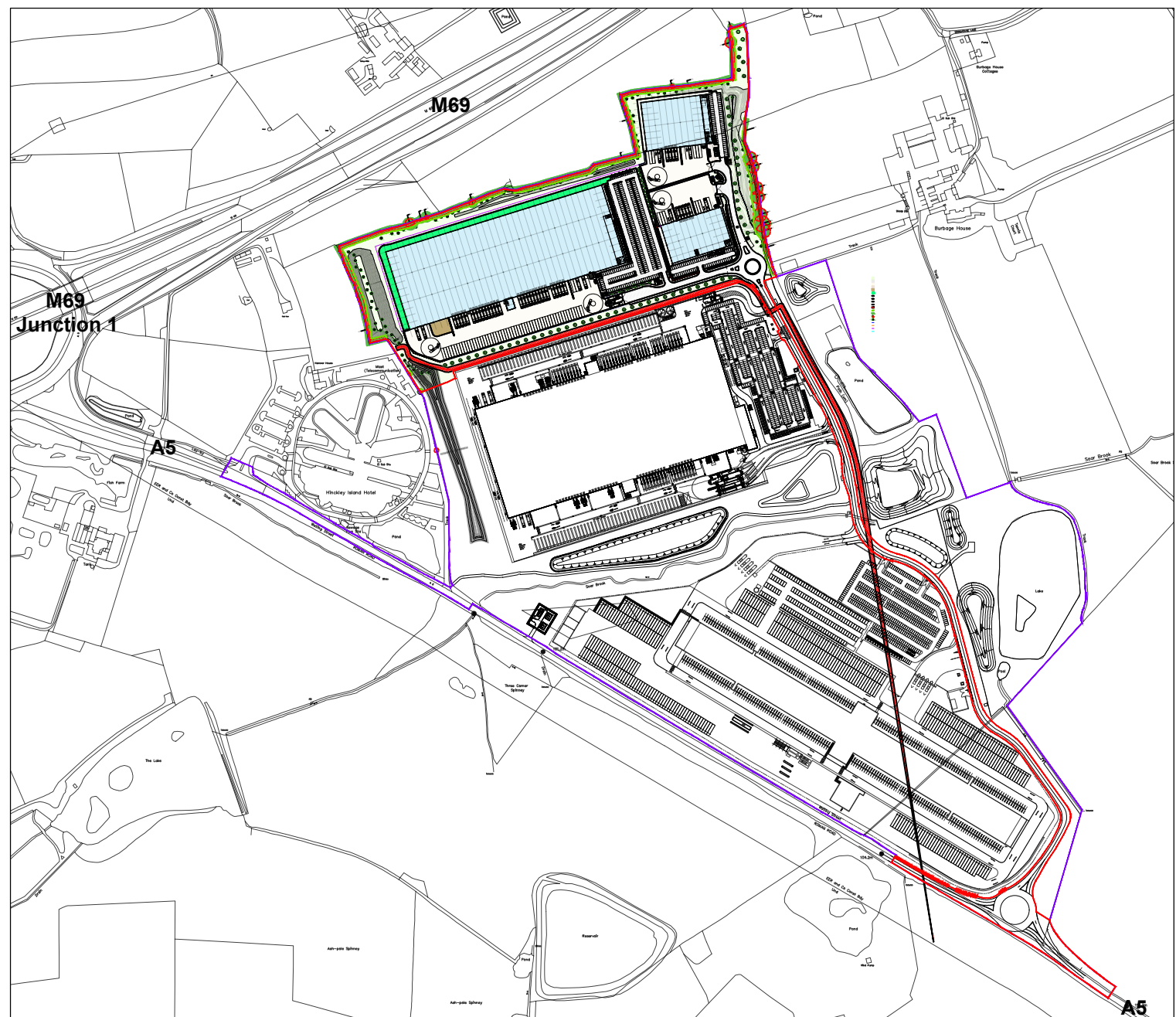
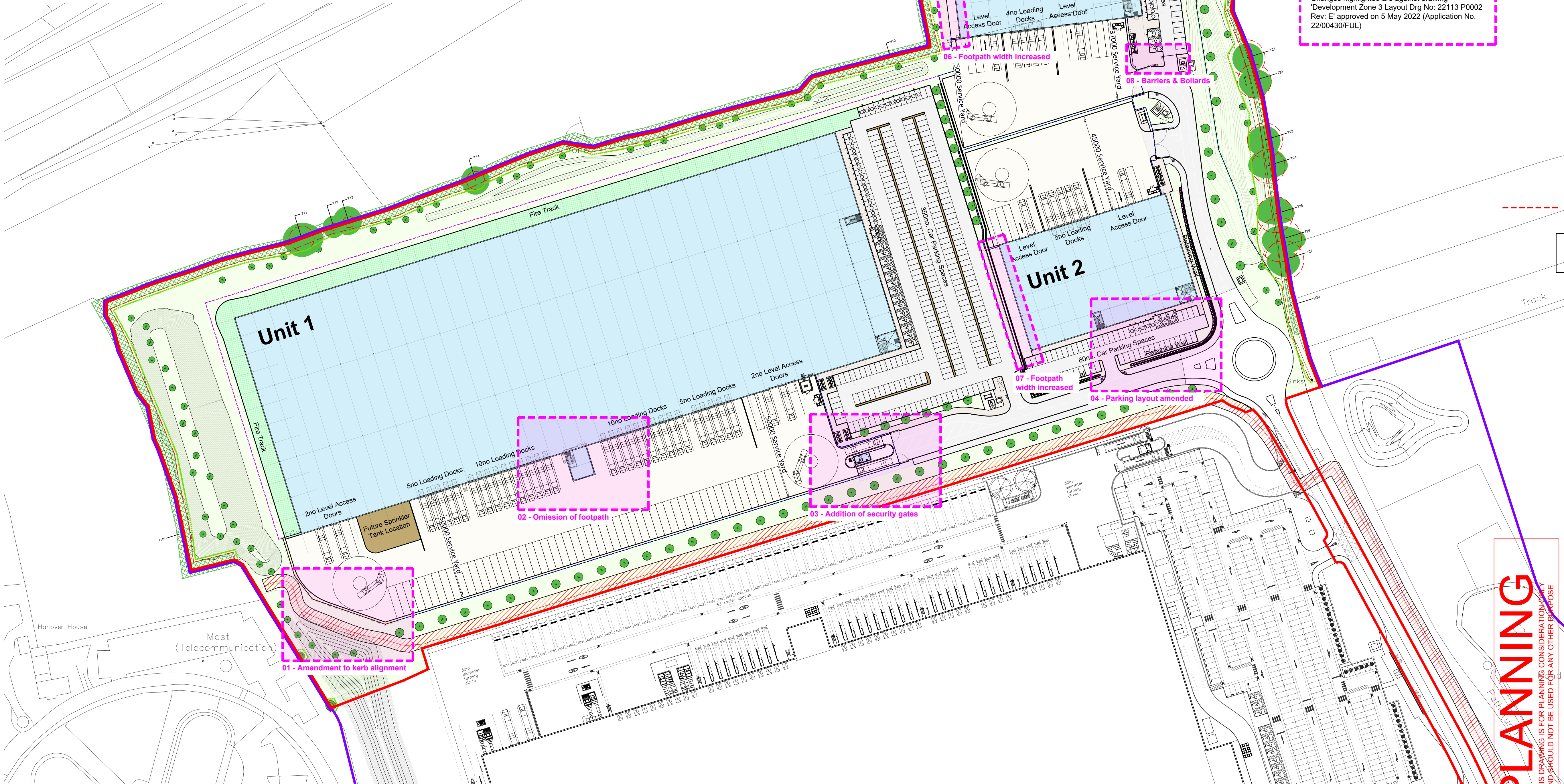




Location Plan Scale 1:7500 @ A0



Site Masterplan Scale 1:1000 @ A0

CHANGES KEY:

- 01 Kerb line amended to suit the rising main easement alignment.
- 02 Footpath to hub office omitted to reflect the yard levels.
- 03 2no. double security gates added to front of gatehouse to secure yard.
- 04 Parking arrangement revised to allow for footpath width to main entrance.
- 05 Smoking shelter relocated to allow for safe access.
- 06 Unit 2 footpath width increased to allow for future maintenance access.
- 07 Unit 3 footpath width increased to allow for future maintenance access.
- 08 Barrier and bollards added to Unit 3 car park entrance.

NOTES:

Changes highlighted are against drawing 'Development Zone 3 Layout Drg No: 22113 P0002 Rev. E' approved on 5 May 2022 (Application No. 22/00430/FUL)

SCHEDULE OF ACCOMMODATION (Gross Internal Area)

Unit 1		
Warehouse Area	-	323,000 sq ft (30,007m ²)
Office (1st & 2nd Floor)	-	14,000 sq ft (1,301m ²)
(Incl. GF Core)		
Pod Office (2 Storey)	-	3,000 sq ft (279m ²)
Total Area	-	340,000 sq ft (31,587m²)

Loading Docks	-	30
Level Access	-	4
Car Parking	-	305 (Including 32 EV Spaces)
Cycle Parking	-	40

Net Plot Area	-	14.45 Acres (5.85 Hectares)
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Unit 2		
Warehouse Area	-	42,420 sq ft (3,941m ²)
Ground Floor Core	-	636 sq ft (59m ²)
First Floor Core	-	636 sq ft (59m ²)
Office (First Floor)	-	3,340 sq ft (310m ²)
Total Area	-	47,032 sq ft (4,369m²)

Loading Docks	-	5
Level Access	-	2
Car Parking	-	60 (Including 6 EV Spaces)
Cycle Parking	-	20

Net Plot Area	-	2.79 Acres (1.13 Hectares)
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Unit 3		
Warehouse Area	-	51,167 sq ft (4,754m ²)
Office (Gnd Floor)	-	5,373 sq ft (499m ²)
Office (1st Floor)	-	5,272 sq ft (490m ²)
Office (2nd Floor core)	-	669 sq ft (62m ²)

Total Area	-	62,481 sq ft (5,805m²)
Loading Docks	-	4
Level Access	-	2
Car Parking	-	62 (Including 6 EV Spaces)
Cycle Parking	-	20

Net Plot Area	-	2.96 Acres (1.20 Hectares)
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Overall Total Area	-	449,513 sq ft (41,761m²)
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Total Net Plot Area	-	20.20 Acres (8.18 Hectares)
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Please note that all car parking bays not already marked with the electric vehicle logo are passive EV spaces and will have ductwork installed for future infrastructure.

PLANNING

THIS DRAWING IS FOR PLANNING CONSIDERATION ONLY AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE

rev	amendments	by	ckd	date
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DZ3, Hinckley Park, Leicestershire

Development Zone 3 Layout



Drawing Status:	Planning
Drawn / Checked:	RJM / GH
Date:	28.02.2022
Scale:	1:1000 A1
Drawing no:	Revision:
22113 P0002	G