



**80,122 sq ft**  
Now available to let

**Master Plan** **Specification**



**Offices**

- Two storey offices
- Electric radiators
- Suspended ceilings
- Raised access floors
- Comfort cooling

**Warehouse**

- Clear internal height 10m (33ft)
- Steel frame construction
- 8 dock and 1 surface level loading doors
- 50 kn/m<sup>2</sup> (1,000 lb/ft<sup>2</sup>) floor loading
- Radiant heating and lighting
- Male and female WCs and showers

**External**

- Entrance barriers
- 63 car parking spaces
- Security lighting

<b>Cardinal 3</b>	<b>sq ft</b>	<b>sq m</b>
Warehouse	71,441	6,637
Offices	4,341	403
Warehouse offices/canteen	4,340	403
<b>Total</b>	<b>80,122</b>	<b>7,443</b>