



Existing air conditioning units on the office roof to be removed

2. The Existing Building

The building has a ground and first floor level of accommodation. The building is a modern style and likely to be constructed in the 1980's. The building is in a good condition and the owners are looking to refurbish the office floors and the Warehouse area.

The building has an external parking area to the front of the office entrance, also parking within the Service Yard area.

Waste & recycling bins are located within the service yard area. Two Waste & two recycling bins are provided. It is proposed to reuse the waste and recycling storage system existing on site but relocate it to the west side of the service yard to a dedicated area with floor painted lines.

The building is built within its sites boundary.

3. Design

Use

The building is divided between Office and Warehouse uses.

The footprint of the building is not changing.

The tenant installed mezzanine including office and warehouse areas is being removed.

Amount

The site area is 9,382m² (including warehouse, office space, service yard, grass areas and car parking).

The buildings footprint is 3,946m² / 42,474sqft (including warehouse and office ground floor areas).

The floor area of the building is as follows:

LOCATION	AREAS m2	
	Basebuild	Proposed May 2026
Warehouse	3382	3382
Amenity block in warehouse and elec intake room	102	102
Previous tenant installed mezzanine (admin/storage)	Not basebuild so EXC	Removed
GF Offices	450	450
1st Floor Offices	450	450
TOTAL FLOOR AREA	4384	4384

Layout

There is no change to the overall floor area, and the tenant installed mezzanine (comprising storage and admin) is being removed

Externally the self-contained car parking area is being removed and the area incorporated into the Service Yard. The concrete ramps are being removed from the Service Yard.

New loading bay doors are being installed into the Service Yard façade.

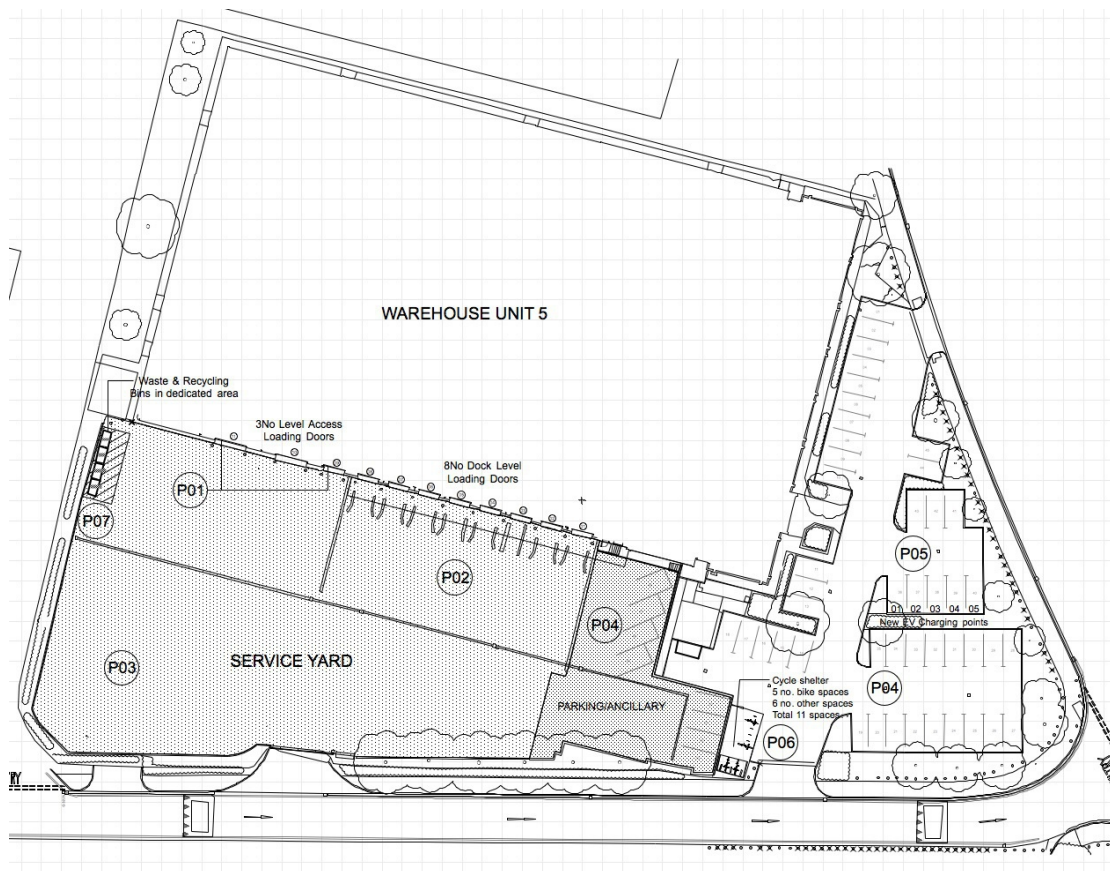
The existing building has 9 loading bay doors. Two additional loading bay doors are being added making a total of 11 loading bay doors.

Five new EV charging points are proposed for the car parking area to the front of the office entrance.

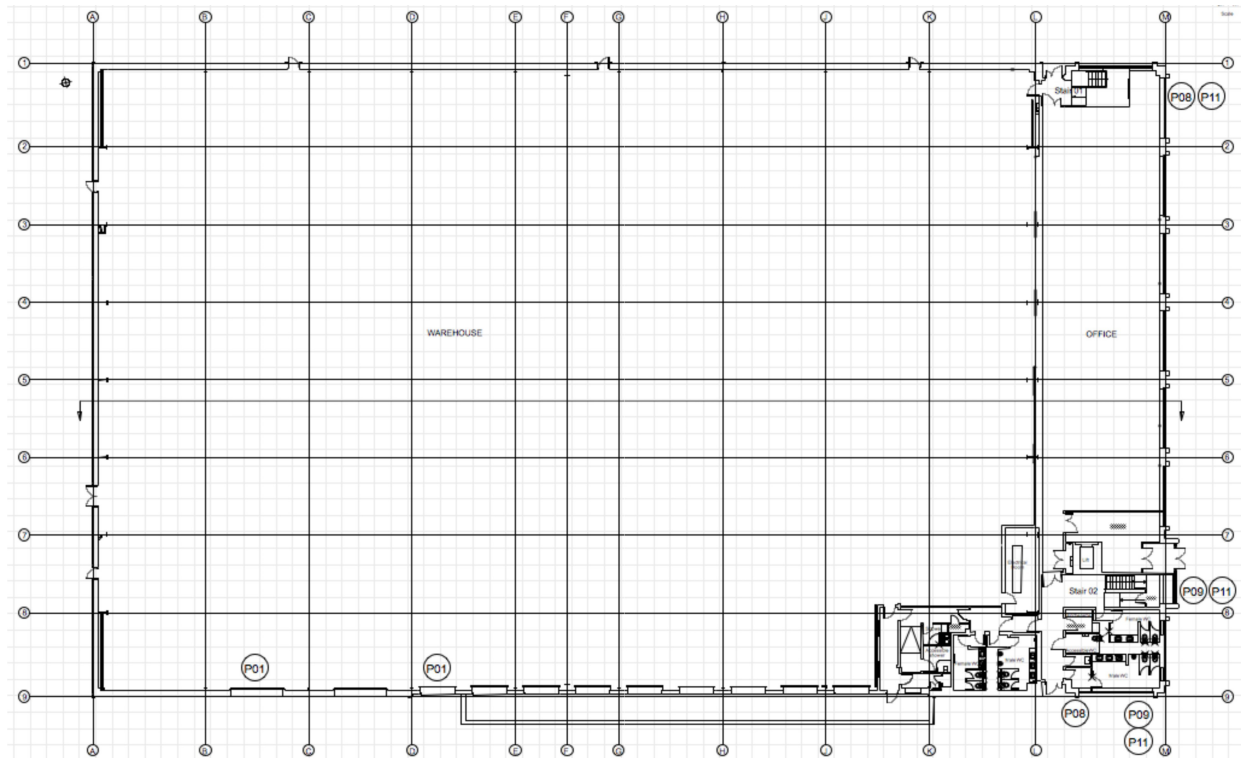
Two new air conditioning units will be positioned on the office roof.

New solar photovoltaic panels are being installed on the warehouse roof (total generating area – 463.6m²).

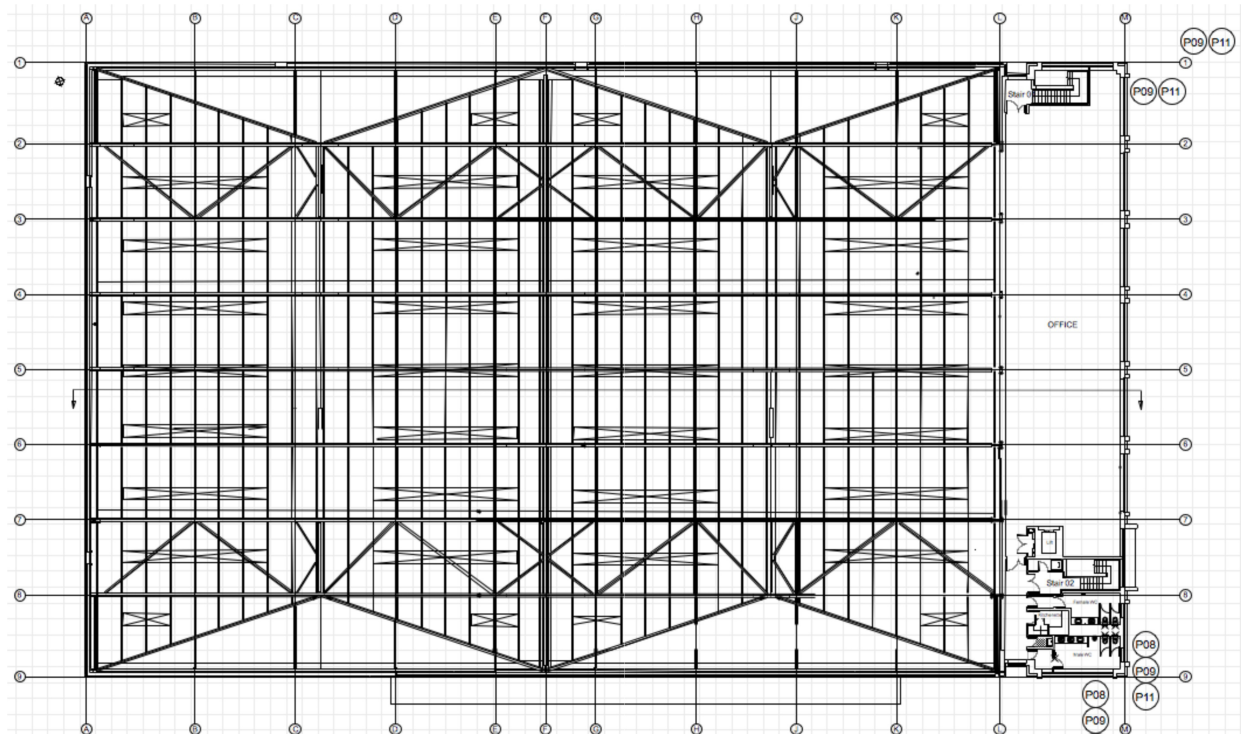
The existing cycle storage area is to be increased in size with the installation of new Sheffield steel bike stands to increase the cycle storage to 11 cycles.



Site Plan Proposed



Ground Floor Proposed



First Floor Plan Proposed