

# Masterplan

Both units can be leased separately or taken by one occupier.

	Unit 1	Unit 2	Total
Distribution space	9,242 m <sup>2</sup>	3,225 m <sup>2</sup>	<b>12,467 m<sup>2</sup></b>
Mezzanine	1,185 m <sup>2</sup>	769 m <sup>2</sup>	<b>1,945 m<sup>2</sup></b>
Offices and welfare	540 m <sup>2</sup>	162 m <sup>2</sup>	<b>702 m<sup>2</sup></b>
Clear height	10.50 m	10.50 m	
Floor load			<b>50 kN/m<sup>2</sup></b>
Point load	70 kN/m <sup>2</sup>	70 kN/m <sup>2</sup>	
Loading bays	10	5	<b>15</b>
Level entry doors	2 x 4.00/4.50 m	1 x 4.00/4.50 m	<b>3</b>
2.4 m concrete plinth around building	Yes	Yes	
Floor flatness in accordance with DIN 18202, table 3, line 4	Yes	Yes	
ESFR sprinkler system	Yes, in line with FM Global regulations	Yes, in line with FM Global regulations	
Energy supply	580 KVA	180 KVA	<b>800 KVA</b>
Heating			
Warehouse	17° C	17° C	
Offices	21° C	21° C	
LED lighting	Yes	Yes	
Yard depth	25.00 m + 10.00 m	25.00 m + 13.00 m	
Total car parking spaces	37	16	<b>53</b>
... of which for disabled parking	2	2	<b>4</b>
... of which with infrastructure for e-charging	13	6	<b>19</b>
Cycle parking			<b>20</b>

