

Masterplan

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

	Unit 1	Unit 2	Total
Distribution space	9,274 m²	3,225 m²	12,467 m²
Mezzanine	1,185 m²	769 m²	1,945 m²
Offices and welfare	540 m²	162 m²	702 m²
Clear height	10.50 m	10.50 m	
Floor load	70 kN/m²	70 kN/m²	
Point load	75 kN/m²	75 kN/m²	
Loading bays	10	5	15
Level entry doors	2 x 4.00/4.50 m	1 x 4.00/4.50 m	4
Second Gate		1 x 3.00/3.00 m	
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	800 KVA
Heating			
Warehouse	12° C	12° 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	53
... of which for disabled parking	2	2	4
... of which with infrastructure for e-charging	13	6	19
Cycle parking			20

