

## New High Specification Industrial Units Under Construction

### Phase 1 - Available July 2023

Unit	Size (Sq Ft)			Loading Doors		Eaves Height	Yard Depth	Parking Spaces	Power (kVA)	Rent (pa)
	Warehouse	Office	Total GIA	Level	Docks					
2	58,950	6,800	65,750	2	4	12m	50m	72	550	Under Offer
3	73,400	9,600	83,000	4	4	12m	45m	89	550	Under Offer
4	38,100	3,300	41,400	4	-	10m	38m	55	218	Under Offer
5	64,800	6,400	71,200	4	2	12m	45m	71	550	£540,000
6	42,700	6,000	48,700	5	-	10m	40m	50	276	Under Offer
7	18,996	3,012	22,008	2	-	8m	35m	25	139	£170,560
8	28,626	3,114	31,739	4	-	8m	35m	43	173	Under Offer

### Phase 2 – Availability date to be confirmed

Unit	Size (Sq Ft)			Loading Doors		Eaves Height	Yard Depth	Parking Spaces	Power (kVA)	Rent (pa)
	Warehouse	Office	Total GIA	Level	Docks					
1	111,850	12,400	124,250	4	8	15m	50m	117	550	TBC
9	23,650	2,150	25,800	3	-	10m	30m	27	TBC	TBC
10	19,500	2,150	21,650	2	-	10m	30m	20	TBC	TBC
11	43,950	3,200	47,150	5	-	10m	35m	60	TBC	TBC

#### Nick Atkinson

Office: 0191 245 1234  
 Mobile: 07950 319 060  
 nick@htare.co.uk

#### Danny Cramman

Office: 0191 261 2361  
 Mobile: 07796 993 750  
 danny.cramman@avisonyoung.com