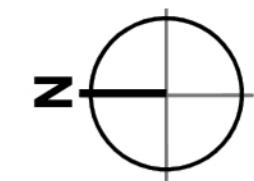


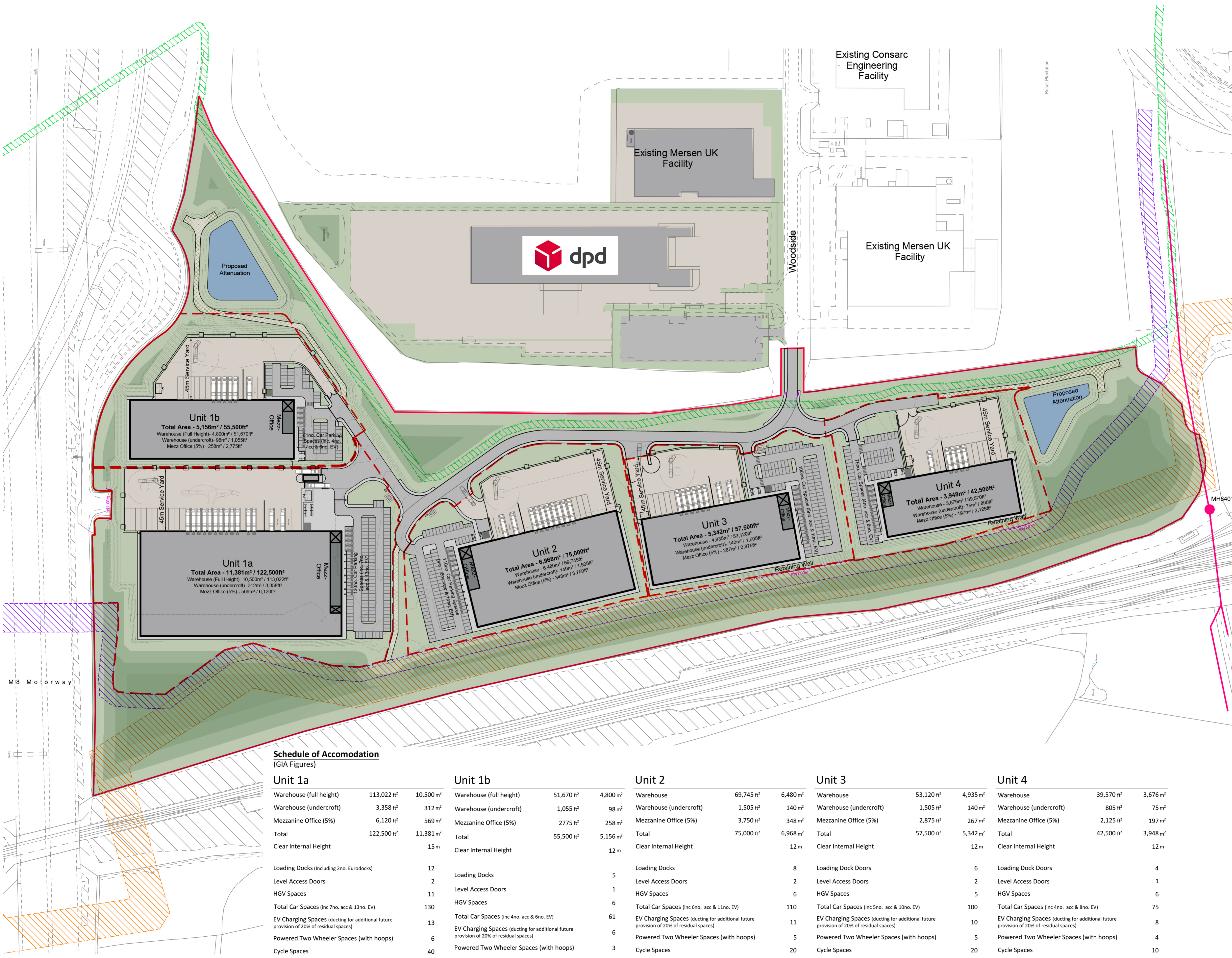
- Dimensions are in millimeters, unless stated otherwise.  
 - Scaling of this drawing is not recommended.  
 - It is the recipient's responsibility to print this document to the correct scale.  
 - All relevant drawings and specifications should be read in conjunction with this drawing.



- Key**
- Planning Application Boundary
  - - - Demise Boundary
  - Proposed Retaining Wall
- Constraints Key**
- Scottish Gas LHP Main - 25m offset
  - Scottish Water Main 400mm HPPE - 5m offset
  - Scottish Power 275KV High Voltage underground cable
  - Existing Foul Water Sewer
  - Existing Surface Water Sewer

Utility information taken from Ironside Farrar drawing 50067\_105

Plot 1a	7.60 ac	3.07 ha
Plot 1b	4.25 ac	1.72 ha
Plot 2	4.80 ac	1.94 ha
Plot 3	3.73 ac	1.51 ha
Plot 4	3.57 ac	1.44 ha
<b>Total Net Development Area</b>	<b>23.95 ac</b>	<b>9.69 ha</b>



**Schedule of Accommodation**  
(GIA Figures)

Unit 1a		Unit 1b		Unit 2		Unit 3		Unit 4	
Warehouse (full height)	113,022 ft <sup>2</sup> / 10,500 m <sup>2</sup>	Warehouse (full height)	51,670 ft <sup>2</sup> / 4,800 m <sup>2</sup>	Warehouse	69,745 ft <sup>2</sup> / 6,480 m <sup>2</sup>	Warehouse	53,120 ft <sup>2</sup> / 4,935 m <sup>2</sup>	Warehouse	39,570 ft <sup>2</sup> / 3,676 m <sup>2</sup>
Warehouse (undercroft)	3,358 ft <sup>2</sup> / 312 m <sup>2</sup>	Warehouse (undercroft)	1,055 ft <sup>2</sup> / 98 m <sup>2</sup>	Warehouse (undercroft)	1,505 ft <sup>2</sup> / 140 m <sup>2</sup>	Warehouse (undercroft)	1,505 ft <sup>2</sup> / 140 m <sup>2</sup>	Warehouse (undercroft)	805 ft <sup>2</sup> / 75 m <sup>2</sup>
Mezzanine Office (5%)	6,120 ft <sup>2</sup> / 569 m <sup>2</sup>	Mezzanine Office (5%)	2,775 ft <sup>2</sup> / 258 m <sup>2</sup>	Mezzanine Office (5%)	3,750 ft <sup>2</sup> / 348 m <sup>2</sup>	Mezzanine Office (5%)	2,875 ft <sup>2</sup> / 267 m <sup>2</sup>	Mezzanine Office (5%)	2,125 ft <sup>2</sup> / 197 m <sup>2</sup>
<b>Total</b>	<b>122,500 ft<sup>2</sup> / 11,381 m<sup>2</sup></b>	<b>Total</b>	<b>55,500 ft<sup>2</sup> / 5,156 m<sup>2</sup></b>	<b>Total</b>	<b>75,000 ft<sup>2</sup> / 6,968 m<sup>2</sup></b>	<b>Total</b>	<b>57,500 ft<sup>2</sup> / 5,342 m<sup>2</sup></b>	<b>Total</b>	<b>42,500 ft<sup>2</sup> / 3,948 m<sup>2</sup></b>
Clear Internal Height	15 m	Clear Internal Height	12 m	Clear Internal Height	12 m	Clear Internal Height	12 m	Clear Internal Height	12 m
Loading Docks (Including 2no. Eurodocks)	12	Loading Docks	5	Loading Docks	8	Loading Dock Doors	6	Loading Dock Doors	4
Level Access Doors	2	Level Access Doors	1	Level Access Doors	2	Level Access Doors	2	Level Access Doors	1
HGV Spaces	11	HGV Spaces	6	HGV Spaces	6	HGV Spaces	5	HGV Spaces	6
Total Car Spaces (inc 7no. acc & 13no. EV)	130	Total Car Spaces (inc 4no. acc & 6no. EV)	61	Total Car Spaces (inc 6no. acc & 11no. EV)	110	Total Car Spaces (inc 5no. acc & 10no. EV)	100	Total Car Spaces (inc 4no. acc & 8no. EV)	75
EV Charging Spaces (ducting for additional future provision of 20% of residual spaces)	13	EV Charging Spaces (ducting for additional future provision of 20% of residual spaces)	6	EV Charging Spaces (ducting for additional future provision of 20% of residual spaces)	6	Powered Two Wheeler Spaces (with hoops)	5	Powered Two Wheeler Spaces (with hoops)	4
Powered Two Wheeler Spaces (with hoops)	6	Powered Two Wheeler Spaces (with hoops)	3	Cycle Spaces	20	Cycle Spaces	20	Cycle Spaces	10
Cycle Spaces	40	Cycle Spaces	20						
Gatehouse	1								

rev	amendments	by	ckd	date
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Orchard Park, Eurocentral

SITE PLAN



Drawing Status:	Sketches
Drawn / Checked:	AT / DS
Date:	05/04/2024
Scale:	1:1,250 A1
Drawing no:	Revision:
19099 F0034	A