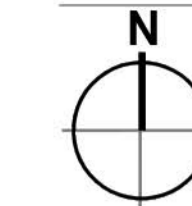


Easement 3.5m wide for Thames Water Sewer
 Refer to Davies Landscape Architects drawing for landscaping layout



- 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.



SCHEDULE OF ACCOMMODATION

Unit 1	
Warehouse GIA	- 23,239 sq ft (2,159m ²)
G.F Core GIA	- 527 sq ft (49m ²)
F.F Office GIA	- 3,845 sq ft (357m ²)
Unit 1 GEA	- 29,000 sq ft (2,694 m²)
Unit 1 GIA	- 27,611 sq ft (2,565 m²)
Level Access	- 2
HGV Parking	- 2
Car Parking	- 28
Plot Area	- 1.34 acres (0.54 ha)
Unit 2	
Warehouse GIA	- 69,491 sq ft (6,456m ²)
G.F Core GIA	- 549 sq ft (51m ²)
F.F Office GIA	- 5,016 sq ft (466m ²)
S.F Office GIA	- 5,016 sq ft (466m ²)
Unit 2 GEA	- 82,708 sq ft (7,685 m²)
Unit 2 GIA	- 80,073 sq ft (7,439 m²)
Loading Docks	- 6
Level Access	- 3
HGV Parking	- 3
Car Parking	- 54 (11No. Electric Charging spaces, of which 2No. are accessible parking spaces)
Plot Area	- 2.96 acres (1.20 ha)
Unit 3	
Building Area	- 6,512 sq ft (605 m ²) GEA
(Inc. First Floor Offices & Entrance Core)	- 5,942 sq ft (552 m ²) GIA
Unit 4	
Building Area	- 6,609 sq ft (614 m ²) GEA
(Inc. First Floor Offices & Entrance Core)	- 6,028 sq ft (560 m ²) GIA
Units 3 & 4 Total Area	- 13,121 sq ft (1,219 m²) GEA
	- 11,970 sq ft (1,112 m²) GIA
Unit 5	
Building Area	- 10,215 sq ft (949 m ²) GEA
(Inc. First Floor Offices & Entrance Core)	- 9,461 sq ft (879 m ²) GIA
Unit 6	
Building Area	- 9,117 sq ft (847 m ²) GEA
(Inc. First Floor Offices & Entrance Core)	- 8,514 sq ft (791 m ²) GIA
Unit 7	
Building Area	- 9,225 sq ft (857 m ²) GEA
(Inc. First Floor Offices & Entrance Core)	- 8,514 sq ft (791 m ²) GIA
Units 5, 6 & 7 Total Area	- 28,557 sq ft (2,653 m²) GEA
	- 26,489 sq ft (2,461 m²) GIA
Units 3, 4, 5, 6 & 7 - Vehicles	
Level Access	- 5No.
HGV Parking	- 3No.
Rigid Van	- 2No.
Car Parking	- 49No. Total
	(6No. Accessible, 12No. Electric Charging spaces of which 1No. are accessible parking spaces)
Total GEA	- 153,400 sq ft (14,251 m²)
Total GIA	- 146,143 sq ft (13,577 m²)

Site Area Phase 1: 2.07 acres 0.84 hec
 Phase 2 : 4.30 acres 1.74 hec
 Overall 6.37acres 2.58 hec



rev | amendments | by | ckd | date

Redhouse Road, Croydon
 Proposed Site Plan



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Drawing Status:	Planning
Drawn / Checked:	MT / AIL
Date:	30/04/2020
Scale:	1:500 @ A1
Drawing no:	Revision:
17155 P0002	M

Proposed Site Plan
 Scale 1:500



PLANNING