

Schedule of Accommodation GIA

MPC 1	sq m	sq ft
Warehouse	86,901	935,395
Offices (3 levels)	4,728	50,892
+3rd Floor Meeting Room	135	1,453
Transport Office x2	2,276	24,499
Gatehouse	20	215
<b>TOTAL (GIA)</b>	<b>94,060</b>	<b>1,012,453</b>
HGV Parking	258	
Car Parking	819 (Inc. 42 Accessible)	
Haunch Height	18m	
Dock Wall Height	1.2m	
Dock Levellers	155	
Level Access	8	
	Ha	Acres
Plot 1 Area	17.45	43.11
Plot 1 Density	53.91%	

MPC 2	sq m	sq ft
Warehouse	56,219	605,141
Offices (2 levels)	2,252	24,240
Transport Office x2	1,064	11,452
Gatehouse	25	269
<b>TOTAL (GIA)</b>	<b>59,560</b>	<b>641,102</b>
HGV Parking	116	
Car Parking	495 (Inc. 50 Accessible)	
Haunch Height	18m	
Dock Wall Height	1.2m	
Dock Levellers (Large)	19	
Dock Levellers (Stand.)	75	
Level Access	4	
	Ha	Acres
Plot 2 Area	12.80	31.63
Plot 2 Density	46.53%	

MPC 3	sq m	sq ft
Warehouse	50,059	538,831
Offices (3 levels)	3,357	36,134
+3rd Floor Meeting Room	135	1,453
Transport Office x2	1,360	14,639
Gatehouse	20	215
<b>TOTAL (GIA)</b>	<b>54,931</b>	<b>591,272</b>
HGV Parking	110	
Car Parking	471 (Inc. 23 Accessible)	
Haunch Height	18m	
Dock Wall Height	1.2m	
Dock Levellers	64	
Level Access	8	
	Ha	Acres
Plot 3 Area	10.51	25.98
Plot 3 Density	52.25%	

MPC 4	sq m	sq ft
Warehouse	85,164	916,698
Offices (3 levels)	4,614	49,665
+3rd Floor Meeting Room	135	1,453
Gatehouse	20	215
<b>TOTAL (GIA)</b>	<b>89,933</b>	<b>968,031</b>
HGV Parking	220	
Car Parking	721 (Inc. 36 Accessible)	
Haunch Height	18m	
Dock Wall Height	1.2m	
Dock Levellers	151	
Level Access	9	
	Ha	Acres
Plot 4 Area	16.39	40.50
Plot 4 Density	54.87%	

MPC 5	sq m	sq ft
Warehouse	48,233	519,176
Offices (3 levels)	3,060	32,938
+3rd Floor Meeting Room	135	1,453
Transport Office x2	1,360	14,639
Gatehouse	20	215
<b>TOTAL (GIA)</b>	<b>52,808</b>	<b>568,421</b>
HGV Parking	158	
Car Parking	425 (Inc. 22 Accessible)	
Haunch Height	18m	
Dock Wall Height	1.2m	
Dock Levellers	74	
Level Access	8	
	Ha	Acres
Plot 5 Area	10.51	25.98
Plot 5 Density	50.23%	

MPC 6	sq m	sq ft
Warehouse	51,452	553,825
Offices (3 levels)	3,003	32,324
+3rd Floor Meeting Room	135	1,453
Transport Office x2	1,360	14,639
Gatehouse	20	215
<b>TOTAL (GIA)</b>	<b>55,970</b>	<b>602,456</b>
HGV Parking	138	
Car Parking	490 (Inc. 25 Accessible)	
Haunch Height	18m	
Dock Wall Height	1.2m	
Dock Levellers	78	
Level Access	8	
	Ha	Acres
Plot 6 Area	10.95	27.05
Plot 6 Density	51.13%	

TOTAL SITE (GIA)	Ha	Acres
TOTAL Site Area	81.76	202.02
TOTAL Plot Area	78.61	194.24
Site Density (Gross)	49.81%	
Plot Density (Net)	51.81%	

TOTAL (GIA)	sq m	sq ft
Warehouse	56,219	605,141
Offices (2 levels)	2,252	24,240
Transport Office x2	1,064	11,452
Gatehouse	25	269
<b>TOTAL (GIA)</b>	<b>59,560</b>	<b>641,102</b>
HGV Parking	116	
Car Parking	495 (Inc. 50 Accessible)	
Haunch Height	18m	
Dock Wall Height	1.2m	
Dock Levellers (Large)	19	
Dock Levellers (Stand.)	75	
Level Access	4	
	Ha	Acres
Plot 2 Area	12.80	31.63
Plot 2 Density	46.53%	

MPC 3	sq m	sq ft
Warehouse	50,059	538,831
Offices (3 levels)	3,357	36,134
+3rd Floor Meeting Room	135	1,453
Transport Office x2	1,360	14,639
Gatehouse	20	215
<b>TOTAL (GIA)</b>	<b>54,931</b>	<b>591,272</b>
HGV Parking	110	
Car Parking	471 (Inc. 23 Accessible)	
Haunch Height	18m	
Dock Wall Height	1.2m	
Dock Levellers	64	
Level Access	8	
	Ha	Acres
Plot 3 Area	10.51	25.98
Plot 3 Density	52.25%	

MPC 4	sq m	sq ft
Warehouse	85,164	916,698
Offices (3 levels)	4,614	49,665
+3rd Floor Meeting Room	135	1,453
Gatehouse	20	215
<b>TOTAL (GIA)</b>	<b>89,933</b>	<b>968,031</b>
HGV Parking	220	
Car Parking	721 (Inc. 36 Accessible)	
Haunch Height	18m	
Dock Wall Height	1.2m	
Dock Levellers	151	
Level Access	9	
	Ha	Acres
Plot 4 Area	16.39	40.50
Plot 4 Density	54.87%	

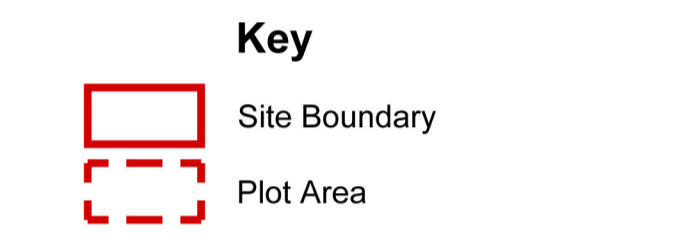
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	Ha	Acres
Plot 5 Area	10.51	25.98
Plot 5 Density	50.23%	



NOTES:  
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Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing is not to be scaled. Use figured dimensions only. Subject to statutory approvals and survey.  
Building areas are liable to adjustment over the course of the design process due to the ongoing construction detailing developments.  
Please note the information contained within this drawing is solely for the benefit of the employer and should not be relied upon by third parties.  
The CDM hazard management procedures for the Chetwoods aspects of the design of this project are to be found on the "Chetwoods - Hazard Analysis and Design Risk Assessment" and/or drawings. The full project design teams comprehensive set of hazard management procedures are available from the Principle Designer appointed for the project.

Notes:  
Please note Title Plans have been scaled using Ordnance Survey features which may have altered over time. Complete accuracy cannot be guaranteed without further on-site survey.  
Any dimensions given are to be confirmed with site measure.

**NB.**  
• **SUBJECT TO SURVEYS, CONSTRAINTS & PLANNING.**  
• **LAYOUT TO BE TRACKED.**  
• **RED LINE INDICATIVE ONLY.**  
Note - Red line and plot boundaries extract from PHP drawing



P1	First Issue	16.08.21	MK/PS
Rev	Revision Description	Date	Author/Reviewer

**PRELIMINARY**

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Project  
**PROJECT BLADE**  
MAGNA PARK CORBY

Client  
**GLP**

Drawing Title  
**PROPOSED MASTERPLAN**

Scale	Size	Drawn	Checked	Date
1:2500	A1	MK	PS	16/08/2021

Project	Originator	Zone	Level	Type	Role	Number	Rev
5069	CA	00	00	DR	A	00074	P1

Ordnance Survey from PHP Architects Drawing.

