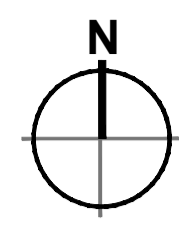


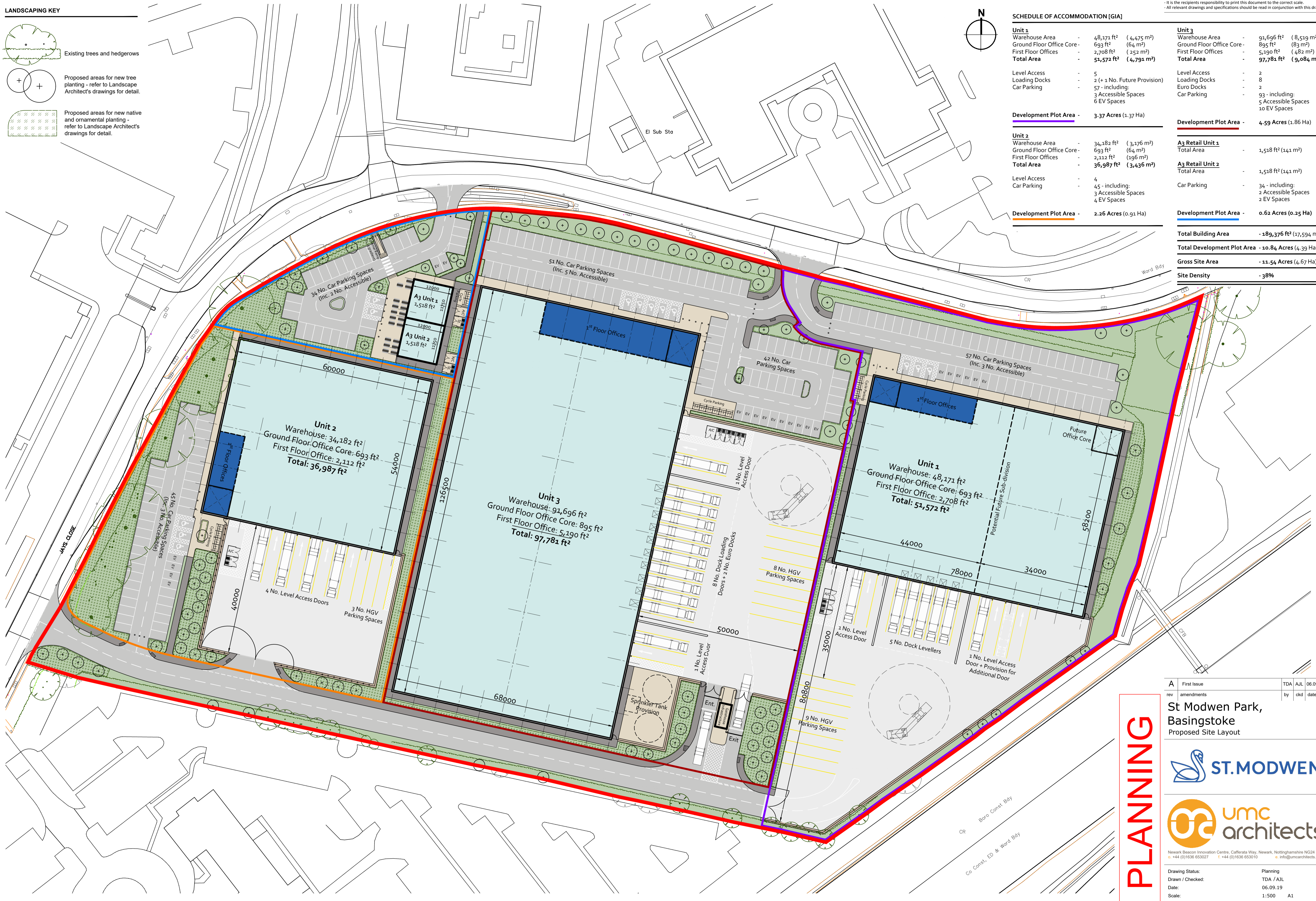
LANDSCAPING KEY

- Existing trees and hedgerows
- Proposed areas for new tree planting - refer to Landscape Architect's drawings for detail.
- Proposed areas for new native and ornamental planting - refer to Landscape Architect's drawings for detail.



SCHEDULE OF ACCOMMODATION (GIA)

Unit 1		Unit 2		Unit 3	
Warehouse Area	48,171 ft ² (4,475 m ²)	34,182 ft ² (3,176 m ²)	91,696 ft ² (8,519 m ²)		
Ground Floor Office Core	693 ft ² (64 m ²)	693 ft ² (64 m ²)	895 ft ² (83 m ²)		
First Floor Offices	2,708 ft ² (252 m ²)	2,112 ft ² (196 m ²)	5,190 ft ² (482 m ²)		
Total Area	51,572 ft² (4,779 m²)	36,987 ft² (3,436 m²)	97,781 ft² (9,084 m²)		
Level Access	5	4	2		
Loading Docks	2 (+ 1 No. Future Provision)	8	8		
Car Parking	57 - including: 3 Accessible Spaces 6 EV Spaces	45 - including: 3 Accessible Spaces 4 EV Spaces	93 - including: 5 Accessible Spaces 10 EV Spaces		
Development Plot Area	3.37 Acres (1.37 Ha)	2.26 Acres (0.91 Ha)	4.59 Acres (1.86 Ha)		
Unit 2		A3 Retail Unit 1			
Warehouse Area	34,182 ft ² (3,176 m ²)	Total Area	1,518 ft ² (141 m ²)		
Ground Floor Office Core	693 ft ² (64 m ²)	A3 Retail Unit 2			
First Floor Offices	2,112 ft ² (196 m ²)	Total Area	1,518 ft ² (141 m ²)		
Total Area	36,987 ft² (3,436 m²)	Car Parking	34 - including: 2 Accessible Spaces 2 EV Spaces		
Level Access	4	Development Plot Area	0.62 Acres (0.25 Ha)		
Car Parking	45 - including: 3 Accessible Spaces 4 EV Spaces	Total Building Area	-189,376 ft² (17,594 m²)		
Development Plot Area	2.26 Acres (0.91 Ha)	Total Development Plot Area	-10.84 Acres (4.39 Ha)		
		Gross Site Area	-11.54 Acres (4.67 Ha)		
		Site Density	-38%		



A	First Issue	TDA	AJL	06.09.19
rev	amendments	by	ckd	date

**St Modwen Park,
Basingstoke**
Proposed Site Layout



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Drawing Status:	Planning
Drawn / Checked:	TDA / AJL
Date:	06.09.19
Scale:	1:500 A1
Drawing no:	Revision:
17134 P0003	A

PLANNING

10m SCALE 1:500