



**Concept Masterplan Schedule of Areas:**

**Employment Uses (B2 / B8):**

|   |   |                                       |
|---|---|---------------------------------------|
| Site development area 1 (26.04 acres / 10.54ha) | Gross Internal Floor Area (incl. offices) | 48,754 sq.m / 524,784 sq.ft           |
| Site development area 2 (10.06 acres / 4.07ha)  | Gross Internal Floor Area (incl. offices) | 26,568 sq.m / 285,976 sq.ft           |
| Site development area 3 (22.17 acres / 8.97ha)  | Gross Internal Floor Area (incl. offices) | 39,607 sq.m / 426,326 sq.ft           |
| Site development area 4 (21.46 acres / 8.68ha)  | Gross Internal Floor Area (incl. offices) | 39,202 sq.m / 421,967 sq.ft           |
| Site development area 5 (7.23 acres / 2.93ha)   | Gross Internal Floor Area (incl. offices) | 10,972 sq.m / 118,102 sq.ft           |
| Site development area 6 (19.85 acres / 8.03ha)  | Gross Internal Floor Area (incl. offices) | 34,156 sq.m / 367,652 sq.ft           |
| <b>Total Gross Internal Floor Area</b>          |   | <b>199,259 sq.m / 2,144,806 sq.ft</b> |

Area for waiting lorries (daytime) / parked lorries (nighttime) to be included within detailed masterplan - location & configuration to be confirmed.

