## A003 - Area Schedule

| Unit | Max FFL-AOD | Haunch | Max Ridge AOD | Warehouse sq ft | Warehouse m2 | Ground Floor Core sq ft | Ground Floor Core m2 | Office sq ft | Office m2 | Hub Office sq ft | Hub Office m2 | Total GIA Ex Plant sq ft | Total GIA Ex Plant m2 | Cars | Net Site Acres |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 34.0 | 10m | 52.0 | 69,500 | 6,457 | 1,200 | 111 | 3,750 | 348 | | - | 74,450 | 6,916 | 68 | 3.8 |
| 2 | 34.0 | 15m | 52.0 | 156,500 | 14,539 | 1,200 | 111 | 8,000 | 743 | | - | 165,700 | 15,394 | 153 | 7.1 |
| 2cp | 33.0 | Car park | N/A | | | | | | | | | | | | 0.8 |
| 3 | 34.0 | 15m | 52.0 | 405,000 | 37,625 | 1,200 | 111 | 20,000 | 1,858 | 3,000 | 279 | 429,200 | 39,873 | 398 | 18.6 |
| 4a | 33.0 | 12.5m | 48.5 | 85,500 | 7,943 | 1,200 | 111 | 4,250 | 395 | | - | 90,950 | 8,449 | 83 | 4.1 |
| 4b | 33.0 | 12.5m | 48.5 | 108,500 | 10,080 | 1,200 | 111 | 6,000 | 557 | | - | 115,700 | 10,749 | 106 | 5.5 |
| Plot 5 | 33.0 | | 48.5 | | - | | - | | - | | - | - | - | - | 1.0 |
| | | | | | | | | | | | | | | | |
| | | | | | - | | - | | - | | - | - | - | - | |
| **Sub Total:** | | | | **825,000** | **76,643** | **6,000** | **557** | **42,000** | **3,902** | **3,000** | **279** | **876,000** | **81,380** | **808** | **40.9** |

| Plant/Mezz sq ft | Plant/Mezz m2 | Total GIA Inc Plant sq ft | Total GIA Inc Plant m2 |
|---|---|---|---|
| 3,750 | 348 | 78,200 | 7,265 |
| 4,000 | 372 | 169,700 | 15,765 |
| | | | |
| 10,000 | 929 | 439,200 | 40,802 |
| 4,250 | 395 | 95,200 | 8,844 |
| 6,000 | 557 | 121,700 | 11,306 |
| - | - | - | - |
| | | | |
| - | - | - | - |
| **28,000** | **2,601** | **904,000** | **83,982** |

| Dis 5% | Elec 20% | Motorbikes 10% | Cycles 1per400 | Lorries 1per400 |
|---|---|---|---|---|
| 3 | 14 | 2 | 17 | 17 |
| 8 | 31 | 2 | 38 | 38 |
| | | | | |
| 14 | 80 | 33 | 50 | 100 |
| 4 | 17 | - | 21 | 21 |
| 5 | 21 | 8 | 27 | 27 |
| - | - | - | - | - |
| | | | | |
| - | - | - | - | - |
| **35** | **162** | **45** | **154** | **203** |

Red Line Boundary based on O/S Data and **NOT** confirmed as the Legal Boundary

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| Rev | Date | By | Description |
|---|---|---|---|
| A | 15/08/23 | IY | Hub office removed from Unit 3. Area schedule updated for plant areas. |
| B | 21/08/2023 | IY | Estate road updated to RL data |
| C | 22/08/2023 | IY | Northern flood channel revised to avoid 3rd party land. Net areas revised. |
| D | 22/08/2023 | IY | Unit 4 removed |
| E | 01/09/2023 | KL | Unit 1 rotated to coord with bund/flood |
| F | 01/09/2023 | KL | Unit 1 proportion altered to coord with bund/flood |
| G | 06/09/2023 | KL | Gridlines added, additional MC to unit 1 |
| H | 02/11/2023 | SH | Corner of Unit 3 notched to allow for flood zone and access |
| I | 24/11/2023 | IY | Rycroft Road roundabout updated, Ridge heights and FFL's added |
| J | 15/12/2023 | IY | Landscape updated to FPCR final landsape scheme |
| K | 03/01/2023 | SH | Graphical amendments following comment |
| L | 01/07/2024 | DM | Spine Road, Rycroft Roundabout, and Unit 3 car park adjusted after after Rodgers Leask. |
| M | 11/10/2024 | SH | Spine Road vis splays adjusted after Rodgers Leask. |
| N | 07/11/2024 | SH | Spine Road Trent Roundabout and attenuation updated after Rodgers Leask. |

/NDURENT

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Suitability: S1 - For Co-ordination

SGP File Ref: 16-115A003N-Indicative Masterplan.dwg

| SGP Project No: | Date: | Drawn: | Team: | Scale: | Rev: |
|---|---|---|---|---|---|
| 16-115 | 11/10/2024 | SH | IY | 1:2000 @ A1 | N |

Drawing Number:

| Project Code | Originator | Volume | Level | Type | Role | Number |
|---|---|---|---|---|---|---|
| 16-115 | SGP | XX | 00 | DR | A | 000003 |