

- 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 100		
Warehouse Area	66,296 ft <sup>2</sup>	6,159 m <sup>2</sup>
Ground Floor Cores	1,314 ft <sup>2</sup>	122 m <sup>2</sup>
First Floor Office	5,306 ft <sup>2</sup>	493 m <sup>2</sup>
Second Floor Office	5,306 ft <sup>2</sup>	493 m <sup>2</sup>
Plant Deck	2,926 ft <sup>2</sup>	272 m <sup>2</sup>
<b>Total GIA Area</b>	<b>81,148 ft<sup>2</sup></b>	<b>7,539 m<sup>2</sup></b>
Warehouse Area	67,873 ft <sup>2</sup>	6,306 m <sup>2</sup>
Ground Floor Cores	1,484 ft <sup>2</sup>	138 m <sup>2</sup>
First Floor Office	5,984 ft <sup>2</sup>	556 m <sup>2</sup>
Second Floor Office	5,984 ft <sup>2</sup>	556 m <sup>2</sup>
Plant deck	3,334 ft <sup>2</sup>	310 m <sup>2</sup>
<b>Total GEA Area</b>	<b>84,660 ft<sup>2</sup></b>	<b>7,865 m<sup>2</sup></b>

Unit 200		
Warehouse Area	20,586 ft <sup>2</sup>	1,912 m <sup>2</sup>
Ground Floor Cores	1,029 ft <sup>2</sup>	96 m <sup>2</sup>
First Floor Office	4,179 ft <sup>2</sup>	388 m <sup>2</sup>
<b>Total GIA Area</b>	<b>25,794 ft<sup>2</sup></b>	<b>2,396 m<sup>2</sup></b>
Warehouse Area	21,433 ft <sup>2</sup>	1,991 m <sup>2</sup>
Ground Floor Core	1,161 ft <sup>2</sup>	108 m <sup>2</sup>
First Floor Office	4,599 ft <sup>2</sup>	427 m <sup>2</sup>
<b>Total GEA Area</b>	<b>27,193 ft<sup>2</sup></b>	<b>2,526 m<sup>2</sup></b>

Unit 300		
Warehouse Area	59,882 ft <sup>2</sup>	5,563 m <sup>2</sup>
Ground Floor Cores	970 ft <sup>2</sup>	90 m <sup>2</sup>
First Floor Office	4,159 ft <sup>2</sup>	386 m <sup>2</sup>
Second Floor Office	4,159 ft <sup>2</sup>	386 m <sup>2</sup>
Plant deck	4,170 ft <sup>2</sup>	387 m <sup>2</sup>
<b>Total GIA Area</b>	<b>73,340 ft<sup>2</sup></b>	<b>6,813 m<sup>2</sup></b>
Warehouse Area	61,420 ft <sup>2</sup>	5,706 m <sup>2</sup>
Ground Floor Cores	1,108 ft <sup>2</sup>	103 m <sup>2</sup>
First Floor Office	4,721 ft <sup>2</sup>	439 m <sup>2</sup>
Second Floor Office	4,721 ft <sup>2</sup>	439 m <sup>2</sup>
Plant deck	4,721 ft <sup>2</sup>	439 m <sup>2</sup>
<b>Total GEA Area</b>	<b>76,691 ft<sup>2</sup></b>	<b>7,125 m<sup>2</sup></b>

Unit 400		
Warehouse Area	27,705 ft <sup>2</sup>	2,574 m <sup>2</sup>
Ground Floor Core	1,000 ft <sup>2</sup>	93 m <sup>2</sup>
First Floor Office	4,345 ft <sup>2</sup>	404 m <sup>2</sup>
<b>Total GIA Area</b>	<b>33,050 ft<sup>2</sup></b>	<b>3,070 m<sup>2</sup></b>
Warehouse Area	28,723 ft <sup>2</sup>	2,668 m <sup>2</sup>
Ground Floor Core	1,140 ft <sup>2</sup>	106 m <sup>2</sup>
First Floor Office	4,918 ft <sup>2</sup>	457 m <sup>2</sup>
<b>Total GEA Area</b>	<b>34,782 ft<sup>2</sup></b>	<b>3,231 m<sup>2</sup></b>

<b>Total Site GIA</b>	<b>213,332 ft<sup>2</sup></b>	<b>19,819 m<sup>2</sup></b>
<b>Total Site GEA</b>	<b>223,326 ft<sup>2</sup></b>	<b>20,747 m<sup>2</sup></b>

<b>Application Site Area</b>	<b>10.92 Acres</b>	<b>4.42 Ha</b>
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Further details concerning river wall parameters to be defined by HDR Bradbrook.

Site boundary indicated is taken from Title Plan ref. EGL 283090. Please note this Title Plan information has been provided in scanned .pdf format and is subject to further clarification.

\*Perimeter fire vehicle access/ dry riser requirement to be confirmed by approved inspector/ local fire authority.

Unit 300 updated ramp and car park alteration will require planning approval

Security hut & grasscrete not shown on architectural planning approved site layout. Items to be formalised with local authority.

Anticipated GEA Areas based upon 500mm offset from GIA / Structural grid

rev	amendments	Schedule updated to suit revised layouts.	LAH	AJL	06.03.23
			by	ckd	date

Valor, Beckton

Site Layout



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TENDER

10m SCALE 1:500

