



#### SCHEDULE OF ACCOMMODATION

Unit 110	-	96,875 ft <sup>2</sup> (9,000m <sup>2</sup> )
Warehouse GF	-	1,001 ft <sup>2</sup> (93m <sup>2</sup> )
Office Core @ GF	-	11,625 ft <sup>2</sup> (1,080m <sup>2</sup> )
Office (2no. Floors)	-	
Plant Deck	-	
(above Office 2nd Floor)	-	5,813 ft <sup>2</sup> (540m <sup>2</sup> )
Unit 110 GIA	-	115,514 ft <sup>2</sup> (10,732m <sup>2</sup> )
Unit 110 GEA	-	118,714 ft <sup>2</sup> (11,029m <sup>2</sup> )
Ownership Site Area	-	4.79 acres (1.94ha)
Site Density	-	52.44%
Parking	-	84

Foul Water Sewer

8m EA Exclusion Zone

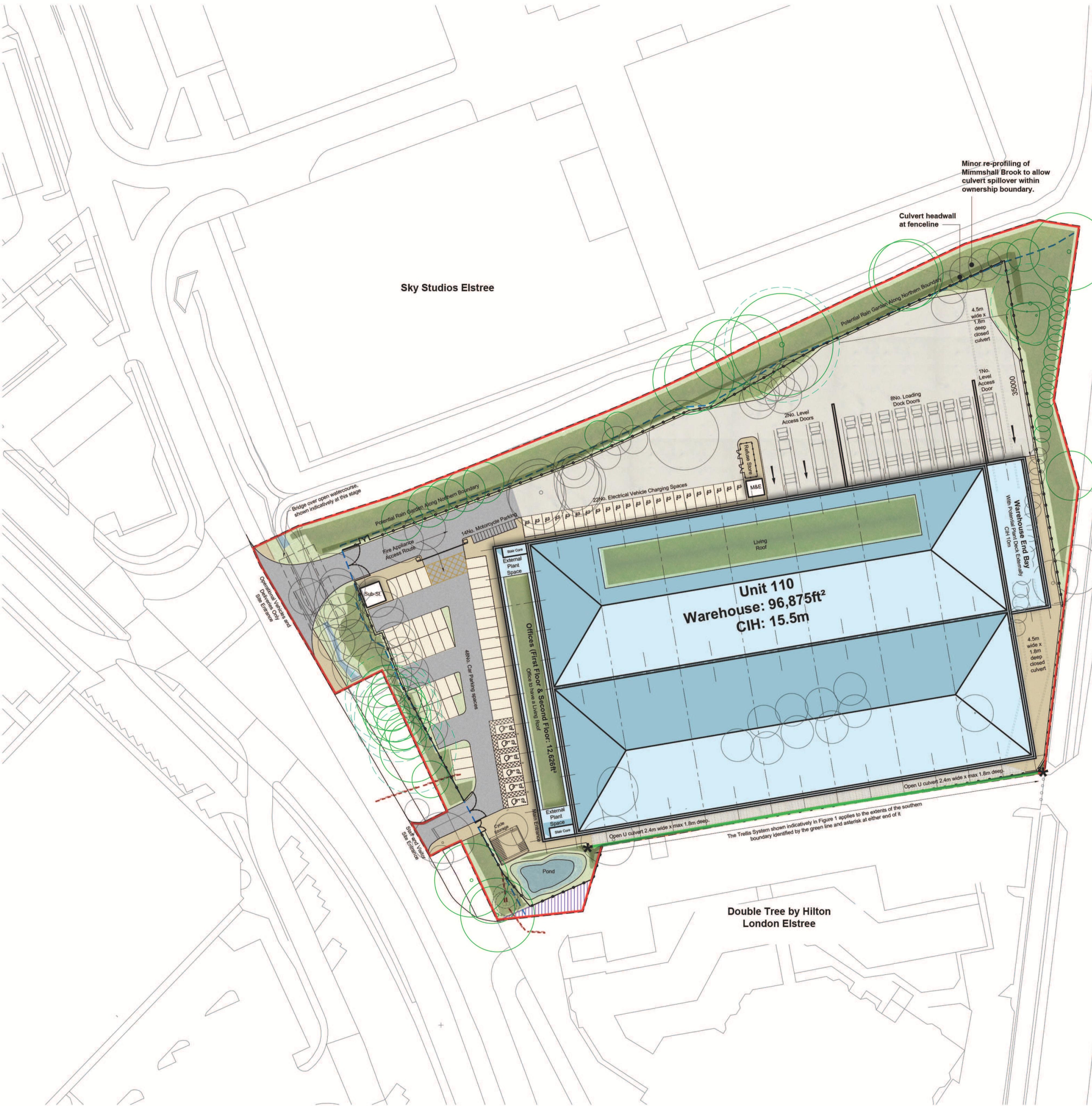
Access Rights to be Granted

Tree to be Removed

Tree to be Retained Where Possible

Root Protection Area Affecting Yard/Car park

A1 - Barnet Bypass



The detailed landscaping treatments and boundary screening of the site will be dealt with in detail at the reserved matters stage. However, to provide an idea of our current thinking, a large scale trellis system along the southern boundary would allow more of the boundary to be planted as opposed to a living green wall on the southern elevation. Figure 1 shows an illustration of a large scale trellis pole system, providing an indication of the type of structure that is envisaged.

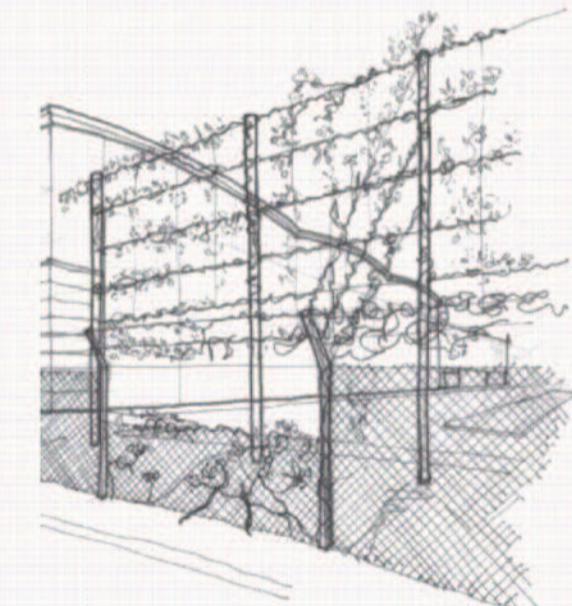


Figure 1 - indicative potential green screening that could be incorporated on southern elevation

\* 300mm Landscape Strip & Trellis Arrangement

P.10 Culverts indicated as engineers preliminary layout. AW GM 23/10/23

rev amendments by ckd date

#### Land West of Barnet Bypass

Indicative Site Layout

Information Container LOD: LOD 100

#### Sellar Media and Logistics LLP



RIBA PoW Stage: 3 - Spatial Coordination  
Document Suitability: A / AMD  
Drawn / Checked: MS / AMD  
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