

INDICATIVE OPTIONS

UNIT 1

	sq ft	sq m
Warehouse Area	427,500	39,716
Office	22,500	2,090
Hub Office	10,000	929
Total Area	460,000	42,735

360 car spaces / 138 HGV spaces
70 dock level doors / 8 level access doors

UNIT 2

	sq ft	sq m
Warehouse Area	760,000	70,606
Office	40,000	3,716
Hub Office	10,000	929
Total Area	810,000	75,251

630 car spaces / 188 HGV spaces
96 dock level doors / 8 level access doors

UNIT 3

	sq ft	sq m
Warehouse Area	665,000	61,781
Office	35,000	3,252
Hub Office	10,000	929
Total Area	710,000	65,962

550 car spaces / 234 HGV spaces
100 dock level doors / 8 level access doors

UNIT 4

	sq ft	sq m
Warehouse Area	380,000	35,303
Office	20,000	1,858
Hub Office	10,000	929
Total Area	410,000	38,090

320 car spaces / 163 HGV spaces
64 dock level doors / 8 level access doors

THE NEXT LEVEL OF LOGISTICS

Mulberry Logistics Park, Doncaster will achieve a BREEAM Very Good rating, with buildings being constructed to an exceptionally high quality, in line with occupiers' specific requirements.

This is a rare and unrivalled opportunity in the region to take advantage of a possible eaves height of up to 18m. This is logistics to the highest level in every sense.

SPECIFICATION

TYPICAL WAREHOUSE SPECIFICATION

- BREEAM Very Good and EPC 'A' rating
- Built-up cladding with 25-year guarantee
- Triple-skinned roof lights to 15% of floor area
- FM2 (special) floor slab: uniformly distributed loading of 50kN/m²
- Rooftop photo-voltaic array
- LED lighting to external yard areas
- Rack loading of 9 tonnes
- Hormann / Steril Level access and dock doors
- Reinforced concrete dock walls with dock height of 1200mm / 1300mm to suit
- Adjustable dock levellers rated to 6,000kg with rectangular shelters, LED traffic lights and lighting

TYPICAL OFFICE SPECIFICATION

- Enhanced cladding and curtain walling to improve natural lighting
- Air conditioning to all office areas
- LED office lighting with automatic movement and daylight controls
- Energy monitoring system with 'smart meters'
- Heavy duty raised-access floor with provision for data cabling
- Fire alarm system, with main panel designed for the future connection of a warehouse fire alarm system

EXTERNAL

- Electric car charging points
- LED security lighting
- Secure weldmesh fencing
- 55m yard depths