

HIGH BAY WAREHOUSE UNIT TO LET/MAY SELL

# HERCULES

300,000 - 430,000ft<sup>2</sup>

Established first-class centre for distribution and warehousing  
A superb location at the heart of the country's motorway network  
Excellent access to M1, M42, M40, M6 and A50

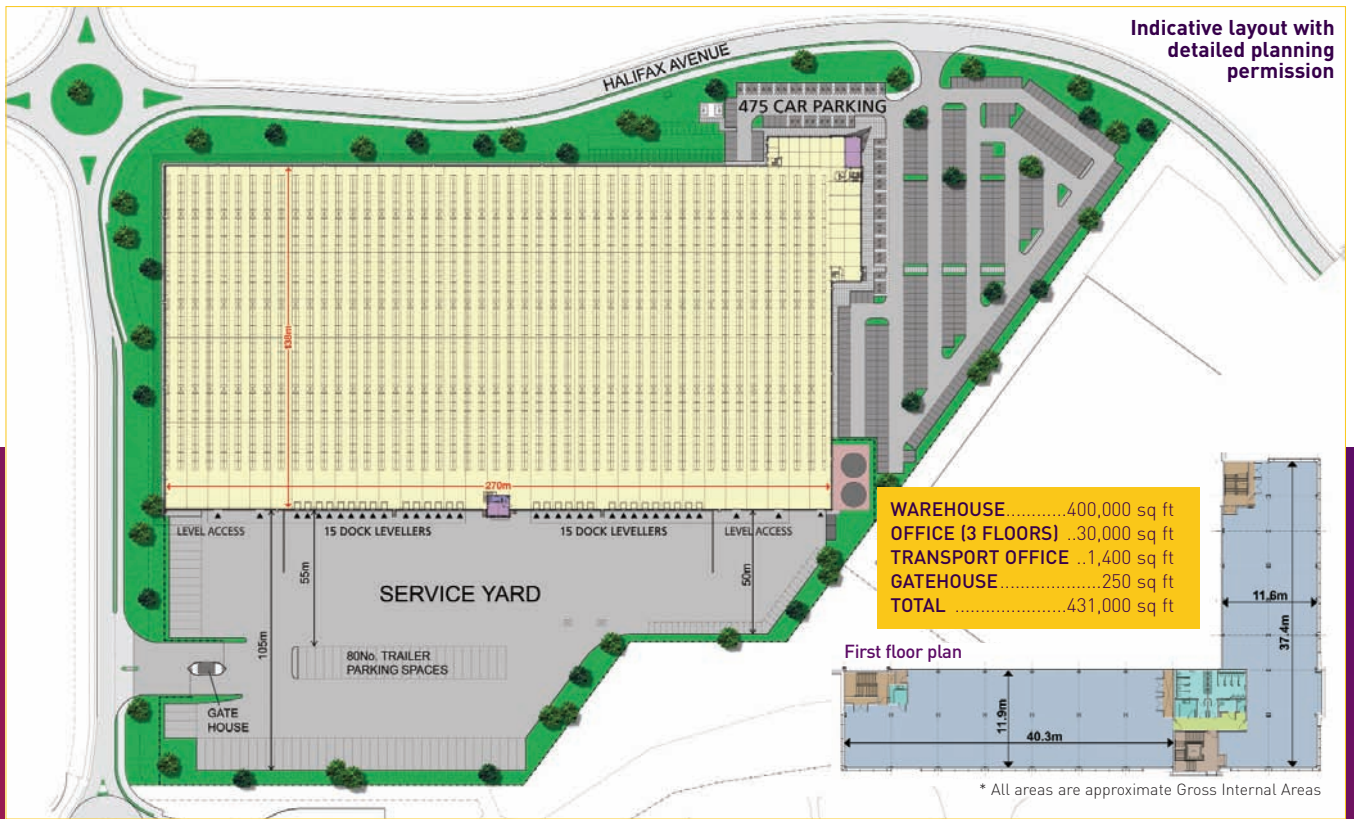
DETAILED PLANNING READY FOR IMMEDIATE START



**HERCULES**  
430,000 sq ft - 16m eaves height

A development by  
**EVANS**   
property group

Indicative Illustration



Indicative layout with detailed planning permission

## Deliverability

Evans Property Group are a long established investment and development company with a track record of delivering high quality buildings to occupiers requirements for companies such as Tesco, Whitbread, Barclays Bank, The Environment Agency and Leeds University.



## Specification

### WAREHOUSE

- 16m eaves height
- 50kN/m<sup>2</sup> (1,000 lbs/ft<sup>2</sup>) floor loading
- Four span portal framed construction
- 30 dock and 4 level access loading doors

### OFFICE/ANCILLARY

- 3 storey external offices
- Feature glazed entrance
- Passenger lift
- Perimeter trunking
- Cat II recessed lighting
- Feature reception

### EXTERNAL

- 80 space trailer park
- up to 105m yard
- 475 marked car spaces
- Provision for gatehouse/fuel island/vehicle wash

## Sustainability

By agreement with the occupier, the specification will incorporate numerous sustainable features:

- 15% Roof lights
- Low energy light fittings
- Rainwater collection & re-use
- Low water use appliances
- Solar thermal water heating system

[www.fradley-park.co.uk](http://www.fradley-park.co.uk)

A development by



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