



Proposed Site Plan
Scale 1:250



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Site Boundary

2.27 acres (0.9200 ha)

KEY

9 Level Access Doors

Electric Charging Spaces x18
All remaining spaces to be future proofed for 100%

Grass roof Cycle Shelter for 14 Cycles
Each unit contains 2 internal cycle spaces (18 Cycles)
OVERALL 32 Cycle space provision

Existing 2.4m High Metal Palisade Fence (Colour black)

Proposed 2.4m High Metal Paladin Fence (Colour black)

Pedestrian and Vehicle gates in 2.4m high paladin style (Colour black)

Retractable/drop down bollards 900mm high

Indicative retaining wall position
Where required retaining walls will have key clamp guarding to the top to prevent falls.

Private Means of Access - No works in this area.

58 no. Car parking spaces (inc. 9 accessible)

Schedule of Accommodation Units 1-4					
	GIA		GEA		Mezz %
UNIT 1	sq.m	sq.ft	sq.m	sq.ft	
Warehouse	553.7	5960.3	599.5	6452.5	
GF Recessed Loading	43.3	465.6	46.4	498.9	
Mezz	184.4	1984.5	201.9	2173.0	
Total	781.4	8410.5	847.7	9124.5	24%
UNIT 2	sq.m	sq.ft	sq.m	sq.ft	
Warehouse	402.2	4329.4	429.1	4618.8	
GF Recessed Loading	43.3	465.6	46.4	498.9	
Mezz	138.0	1485.6	148.3	1596.5	
Total	583.5	6280.7	623.8	6714.2	24%
UNIT 3	sq.m	sq.ft	sq.m	sq.ft	
Warehouse	360.5	3880.4	381.1	4102.1	
Mezz	108.2	1164.1	116.5	1256.1	
Total	468.7	5044.5	500.6	5388.2	23%
UNIT 4	sq.m	sq.ft	sq.m	sq.ft	
Warehouse	424.4	4567.8	457.3	4922.5	
Mezz	126.7	1363.7	143.2	1541.1	
Total	551.1	5931.4	600.5	6463.6	23%
GRAND TOTAL	2384.6	25667.1	2572.5	27690.4	

Schedule of Accommodation Unit 5					
	GIA		GEA		Mezz %
UNIT 5	sq.m	sq.ft	sq.m	sq.ft	
Warehouse	1021.8	10998.1	1086.7	11696.6	
Mezz	251.3	2705.2	281.2	3026.7	
GRAND TOTAL	1273.1	13703.3	1367.8	14723.3	20%

Schedule of Accommodation Units 6-9					
	GIA		GEA		Mezz %
UNIT 6	sq.m	sq.ft	sq.m	sq.ft	
Warehouse	337.8	3636.5	369.8	3980.2	
Mezz	129.8	1396.9	144.2	1552.2	
Total	467.6	5033.4	514.0	5532.3	28%
UNIT 7	sq.m	sq.ft	sq.m	sq.ft	
Warehouse	277.1	2982.4	295.6	3181.9	
Mezz	106.1	1141.9	115.4	1241.7	
Total	383.2	4124.3	411.0	4423.6	28%
UNIT 8	sq.m	sq.ft	sq.m	sq.ft	
Warehouse	269.0	2895.5	295.6	3181.9	
Mezz	103.0	1108.7	115.4	1241.7	
Total	372.0	4004.2	411.0	4423.6	28%
UNIT 9	sq.m	sq.ft	sq.m	sq.ft	
Warehouse	279.1	3004.5	305.9	3292.8	
Mezz	107.1	1153.0	119.5	1286.1	
Total	386.3	4157.6	425.4	4578.9	28%
GRAND TOTAL	1609.0	17319.4	1761.3	18958.5	

Schedule of Accommodation TOTAL			
	GIA	GEA	
OVERALL TOTAL	5,266.7	56,688.8	5,701.7 61,372.2

rev	amendments	by	old	date
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Former Walkers Site, Crabtree Lane, Manchester
Proposed Site Plan

Information Container LOD:	LOD 100
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Chancerygate

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