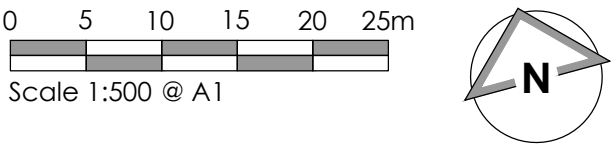


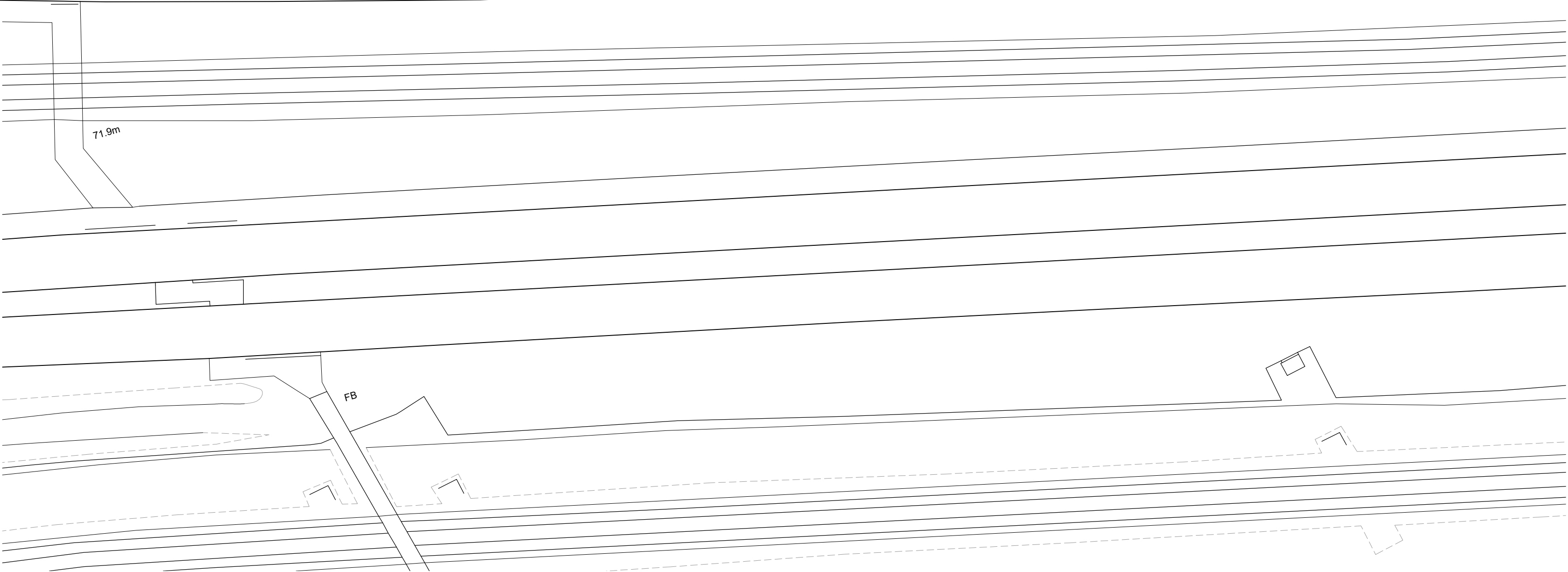


- NOTES**
- All dimensions and levels are to be checked on site.
 - Any discrepancies are to be reported to the architect before any work commences
 - Whilst information on this sheet is issued to scale, scaling directly from this drawing may result in inaccuracies. For precise measurements, refer to the stated dimensions or contact the Architect
 - This drawing shall not be reproduced without express written permission from AEW.
 - Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
 - All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
 - All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.

- Key:**
- Site Boundary 7.93acres / 3.21ha
 - Existing trees to be removed
 - Existing Trees
 - Landscape area to be retained & enhanced
 - Proposed Acoustic Fencing
 - Parking space provided with EV charging point
 - Parking space provided with cable routes to allow for future installation of EV charging point
 - Office at first floor
 - Condenser
 - Bin Store
 - Cycle Store
 - Proposed FFLs stated are indicative only and subject to further detail design of the cut and fill modelling. As such, a tolerance of +/- 300mm should be allowed for the final FFLs.



Schedule of Accommodation						
Unit	Ground Floor GIA	First Floor Office GIA	TOTAL UNIT GIA	Total Car Parking (incl. Accessible)	Parking Ratio (spaces / GIA m²)	EV Charging Spaces (Future Spaces)
Unit 1A	1,485 m² / 15,986ft²	221m² / 2,376ft²	1,706m² / 18,363ft²	29 (2)	1:59	4 (4)
Unit 1B	1,733m² / 18,655ft²	245m² / 2,637ft²	1,978m² / 21,292ft²	23(2)	1:86	2 (4)
UNIT 1 TOTAL			3,684m² / 39,655ft²	52 (4)	1:71	6 (8)
Unit 2A	798m² / 8,586ft²	127m² / 1,368ft²	925m² / 9,954ft²	12 (1)	1:77	2 (2)
Unit 2B	476m² / 5,125ft²	103m² / 1,105ft²	579m² / 6,231ft²	10 (1)	1:58	3 (2)
Unit 2C	478m² / 5,142ft²	102m² / 1,097ft²	580m² / 6,239ft²	10 (1)	1:58	2 (2)
UNIT 2 TOTAL			2,084m² / 22,424ft²	32 (3)	1:65	6 (6)
Unit 3A	997m² / 10,735ft²	153m² / 1,653ft²	1,150m² / 12,388ft²	17 (1)	1:68	4 (2)
Unit 3B	796m² / 8,562ft²	128m² / 1,137ft²	923m² / 9,939ft²	14 (1)	1:66	4 (2)
Unit 3C	597m² / 6,429ft²	104m² / 1,123ft²	702m² / 7,552ft²	11 (1)	1:64	4 (2)
UNIT 3 TOTAL			2,776m² / 29,879ft²	42 (3)	1:66	6 (6)
Unit 4	1,391m² / 14,977ft²	232m² / 2,502ft²	1,624m² / 17,480ft²	19 (2)	1:86	2 (4)
GRAND TOTAL			10,167m² / 109,438ft²	145 (12)	1:70	20 (24)



P03	26/11/25	AW	AS
Planning Issue			
P02	05/11/25	AG	AS
Red line boundary updated			
P01	31/10/25	AG	AS
Initial Issue			
REV	Date	Drawn by: -	Checked by: -
Status	Purpose of Issue		
S2	For Information		
drawing stage	Planning		
client	Ask Real Estate		
project	Manchester Business Park		
drawing title	Proposed Site Plan		
date	03/10/25	drawn	AG
scale@A1	1:500	checked	AS
AEW Reference Number 13502			