



P1	Initial Issue	PJ	10.08.22
P2	Site layout changed	PJ	18.10.22
P3	Landscape added	PJ	07.11.22
P4	Landscape amended	PJ	23.03.23

Total Site Area : 254,287 sqm
Total Ecology Area: 114,489 sqm
Ecology Zone as site percentage: 45% approx

Unit	Use	Ground Floor Area	Mezz Office Area (5%)	Storage Mezz Area (7.5%)	Unit Total Area
1	B8	17,187sqm / 185,000sqft	859sqm / 9,250sqft	1,289sqm / 13,875sqft	19,335sqm / 208,125sqft
2	B8	19,045sqm / 205,000sqft	952sqm / 10,250sqft	1,428sqm / 15,375sqft	21,425sqm / 230,625sqft
3	B8	46,451sqm / 500,000sqft	2,322sqm / 25,000sqft	3,483sqm / 37,500sqft	52,257sqm / 562,500sqft

Development Total	93,019sqm / 1,001,250sqft
-------------------	---------------------------

Unit	Parking Number
1	175 spaces including 18 accessible
2	183 spaces including 18 accessible
3	296 spaces including 30 accessible

MC

AU

Modern City
Architecture & Urbanism

Eastgate
2 Castle Street
Castlefield
Manchester
M3 4LZ
t: 0161 974 7203
e: info@mcau.co.uk
www.mcau.co.uk

Client

F.I. Real Estate Management

Project

Kingmoor
Wrexham

Description

Proposed 3 Unit Site Plan

Status

INFORMATION

Scale

1:1250@A1

Drawn By

PJ

Job Number

1204

Date

AUG22

Revision

P4

Copyright Modern City Architecture & Urbanism Ltd