

Rev	Date	Iss. By	App. By	Description
P01	02/07/25	JDH	JMS	Masterplan Option 5 - SW Plot 'Mid Tech' Units - First Issue.

Unit 1

Warehouse GIA	267,263 ft²	24,830 m²
1st Floor Office GIA (incl. GF Core)	15,000 ft²	1,394 m²
Gatehouse GIA	262 ft²	24 m²
Total GIA	**282,525 ft²**	**26,247 m²**
Dock Doors	28	
Level Access	4	
Trailer Spaces	50	
Car / Motorcycle Spaces	272	
Cycle Spaces	60	

Unit 2

Warehouse GIA	37,806 ft²	3,512 m²
1st Floor Office GIA (incl. GF Core)	4,004 ft²	372 m²
Gatehouse GIA	0 ft²	0 m²
Total GIA	**41,810 ft²**	**3,884 m²**
Dock Doors	4	
Level Access	1	
Trailer Spaces	9	
Car / Motorcycle Spaces	44	
Cycle Spaces	10	

Unit 3

Warehouse GIA	37,115 ft²	3,448 m²
1st Floor Office GIA (incl. GF Core)	4,004 ft²	372 m²
Gatehouse GIA	0 ft²	0 m²
Total GIA	**41,118 ft²**	**3,820 m²**
Dock Doors	4	
Level Access	2	
Trailer Spaces	8	
Car / Motorcycle Spaces	34	
Cycle Spaces	10	

Unit 4

Warehouse GIA	24,030 ft²	2,232 m²
1st Floor Office GIA (incl. GF Core)	2,419 ft²	225 m²
Gatehouse GIA	0 ft²	0 m²
Total GIA	**26,449 ft²**	**2,457 m²**
Dock Doors	0	
Level Access	2	
Trailer Spaces	6	
Car / Motorcycle Spaces	19	
Cycle Spaces	10	

Unit 5

Warehouse GIA	47,451 ft²	4,408 m²
1st Floor Office GIA (incl. GF Core)	5,037 ft²	468 m²
Gatehouse GIA	0 ft²	0 m²
Total GIA	**52,488 ft²**	**4,876 m²**
Dock Doors	5	
Level Access	1	
Trailer Spaces	10	
Car / Motorcycle Spaces	51	
Cycle Spaces	10	

Unit 6

Warehouse GIA	163,628 ft²	15,202 m²
1st Floor Office GIA (incl. GF Core)	9,810 ft²	911 m²
Gatehouse GIA	0 ft²	0 m²
Total GIA	**173,438 ft²**	**16,113 m²**
Dock Doors	18	
Level Access	2	
Trailer Spaces	42	
Car / Motorcycle Spaces	170	
Cycle Spaces	20	

Unit 7

Warehouse GIA	164,135 ft²	15,249 m²
1st Floor Office GIA (incl. GF Core)	8,523 ft²	792 m²
Gatehouse GIA	262 ft²	24 m²
Total GIA	**172,919 ft²**	**16,065 m²**
Dock Doors	15	
Level Access	2	
Trailer Spaces	35	
Car / Motorcycle Spaces	168	
Cycle Spaces	20	

Unit 8a

Warehouse GIA	15,320 ft²	1,423 m²
1st Floor Office GIA (incl. GF Core)	1,928 ft²	179 m²
Gatehouse GIA	0 ft²	0 m²
Total GIA	**17,248 ft²**	**1,602 m²**
Dock Doors	0	
Level Access	2	
Trailer Spaces	0	
Car / Motorcycle Spaces	16	
Cycle Spaces	10	

Unit 8b

Warehouse GIA	13,132 ft²	1,220 m²
1st Floor Office GIA (incl. GF Core)	1,928 ft²	179 m²
Gatehouse GIA	0 ft²	0 m²
Total GIA	**15,060 ft²**	**1,399 m²**
Dock Doors	0	
Level Access	2	
Trailer Spaces	0	
Car / Motorcycle Spaces	15	
Cycle Spaces	10	

Unit 9a

Warehouse GIA	24,811 ft²	2,305 m²
1st Floor Office GIA (incl. GF Core)	2,811 ft²	261 m²
Gatehouse GIA	0 ft²	0 m²
Total GIA	**27,622 ft²**	**2,566 m²**
Dock Doors	0	
Level Access	2	
Trailer Spaces	0	
Car / Motorcycle Spaces	27	
Cycle Spaces	10	

Unit 9b

Warehouse GIA	15,986 ft²	1,485 m²
1st Floor Office GIA (incl. GF Core)	2,124 ft²	197 m²
Gatehouse GIA	0 ft²	0 m²
Total GIA	**18,110 ft²**	**1,683 m²**
Dock Doors	0	
Level Access	2	
Trailer Spaces	0	
Car / Motorcycle Spaces	17	
Cycle Spaces	10	

Unit 10a

Warehouse GIA	15,869 ft²	1,474 m²
1st Floor Office GIA (incl. GF Core)	1,928 ft²	179 m²
Gatehouse GIA	0 ft²	0 m²
Total GIA	**17,797 ft²**	**1,653 m²**
Dock Doors	0	
Level Access	2	
Trailer Spaces	0	
Car / Motorcycle Spaces	17	
Cycle Spaces	10	

Unit 10b

Warehouse GIA	14,710 ft²	1,367 m²
1st Floor Office GIA (incl. GF Core)	1,928 ft²	179 m²
Gatehouse GIA	0 ft²	0 m²
Total GIA	**16,638 ft²**	**1,546 m²**
Dock Doors	0	
Level Access	2	
Trailer Spaces	0	
Car / Motorcycle Spaces	16	
Cycle Spaces	10	

Unit 10c

Warehouse GIA	14,744 ft²	1,370 m²
1st Floor Office GIA (incl. GF Core)	2,222 ft²	206 m²
Gatehouse GIA	0 ft²	0 m²
Total GIA	**16,966 ft²**	**1,576 m²**
Dock Doors	0	
Level Access	2	
Trailer Spaces	0	
Car / Motorcycle Spaces	17	
Cycle Spaces	10	

Development GIA Schedule

Parameter Zone	Total GIA (sq ft)	Total GIA (m²)
	41,810 ft²	**3,884 m²**
Zone 1	**402,580 ft²**	**37,401 m²**
Zone 2	**475,800 ft²**	**44,203 m²**
Overall GIA	**920,190 ft²**	**85,488 m²**

Planning Site Area Schedule

Name	Area (Hectares)	Area (Acres)
Site	24.32 hectare	60.11 acres
Zone 1	9.9 hectare	24.47 acres
Zone 2	11.69 hectare	28.9 acres

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Wrexham,
Land at Marchwiel

Drawing Name:
Site Masterplan Option 5

Drawing Stage: **Feasibility**

Status: **S0**

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24012-SGP-STE-ST-D-A-011035

Red Line Boundary based on O/S Data and **NOT** confirmed as the Legal Boundary

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