

- Dimensions are in millimeters, unless stated otherwise.  
 - Scaling of this drawing is not recommended.  
 - It is the recipient's responsibility to print this document to the correct scale.  
 - All relevant drawings and specifications should be read in conjunction with this drawing.

**SCHEDULE OF ACCOMMODATION**

Warehouse 100	Warehouse Area	Warehouse Area	Warehouse 100	Warehouse Area
Warehouse Area	54,841 ft <sup>2</sup>	5,095 m <sup>2</sup>	Warehouse Area	53,738 ft <sup>2</sup>
Ground Floor Core	1,002 ft <sup>2</sup>	93 m <sup>2</sup>	Ground Floor Core	900 ft <sup>2</sup>
FF Office	4,901 ft <sup>2</sup>	455 m <sup>2</sup>	FF Office	4,449 ft <sup>2</sup>
SF Office	4,901 ft <sup>2</sup>	455 m <sup>2</sup>	SF Office	4,449 ft <sup>2</sup>
<b>Total GEA Area</b>	<b>65,645 ft<sup>2</sup></b>	<b>6,099 m<sup>2</sup></b>	<b>Total GEA Area</b>	<b>63,537 ft<sup>2</sup></b>
<b>Total GIA Area</b>	<b>6,099 m<sup>2</sup></b>		<b>Total GIA Area</b>	<b>5,903 m<sup>2</sup></b>

  

Warehouse 200	Warehouse Area	Warehouse Area	Warehouse 200	Warehouse Area
Warehouse Area	54,831 ft <sup>2</sup>	5,094 m <sup>2</sup>	Warehouse Area	53,738 ft <sup>2</sup>
Ground Floor Core	1,002 ft <sup>2</sup>	93 m <sup>2</sup>	Ground Floor Core	900 ft <sup>2</sup>
FF Office	4,901 ft <sup>2</sup>	455 m <sup>2</sup>	FF Office	4,449 ft <sup>2</sup>
SF Office	4,901 ft <sup>2</sup>	455 m <sup>2</sup>	SF Office	4,449 ft <sup>2</sup>
<b>Total GEA Area</b>	<b>65,635 ft<sup>2</sup></b>	<b>6,098 m<sup>2</sup></b>	<b>Total GEA Area</b>	<b>63,537 ft<sup>2</sup></b>
<b>Total GIA Area</b>	<b>6,098 m<sup>2</sup></b>		<b>Total GIA Area</b>	<b>5,903 m<sup>2</sup></b>

  

Warehouse 310	Warehouse Area	Warehouse Area	Warehouse 310	Warehouse Area
Warehouse Area	43,392 ft <sup>2</sup>	4,031 m <sup>2</sup>	Warehouse Area	42,233 ft <sup>2</sup>
Ground Floor Core	619 ft <sup>2</sup>	57 m <sup>2</sup>	Ground Floor Core	705 ft <sup>2</sup>
FF Office	6,125 ft <sup>2</sup>	569 m <sup>2</sup>	FF Office	5,637 ft <sup>2</sup>
Mezzanine	4,189 ft <sup>2</sup>	389 m <sup>2</sup>	Mezzanine	4,008 ft <sup>2</sup>
<b>Total GEA Area</b>	<b>54,325 ft<sup>2</sup></b>	<b>5,047 m<sup>2</sup></b>	<b>Total GEA Area</b>	<b>52,585 ft<sup>2</sup></b>
<b>Total GIA Area</b>	<b>5,047 m<sup>2</sup></b>		<b>Total GIA Area</b>	<b>4,885 m<sup>2</sup></b>

  

Warehouse 320	Warehouse Area	Warehouse Area	Warehouse 320	Warehouse Area
Warehouse Area	30,007 ft <sup>2</sup>	2,788 m <sup>2</sup>	Warehouse Area	29,294 ft <sup>2</sup>
Ground Floor Core	566 ft <sup>2</sup>	53 m <sup>2</sup>	Ground Floor Core	697 ft <sup>2</sup>
FF Office	3,594 ft <sup>2</sup>	334 m <sup>2</sup>	FF Office	3,316 ft <sup>2</sup>
Mezzanine	1,845 ft <sup>2</sup>	171 m <sup>2</sup>	Mezzanine	1,758 ft <sup>2</sup>
<b>Total GEA Area</b>	<b>36,012 ft<sup>2</sup></b>	<b>3,346 m<sup>2</sup></b>	<b>Total GEA Area</b>	<b>35,066 ft<sup>2</sup></b>
<b>Total GIA Area</b>	<b>3,346 m<sup>2</sup></b>		<b>Total GIA Area</b>	<b>3,258 m<sup>2</sup></b>

  

Warehouse 330	Warehouse Area	Warehouse Area	Warehouse 330	Warehouse Area
Warehouse Area	36,122 ft <sup>2</sup>	3,356 m <sup>2</sup>	Warehouse Area	35,323 ft <sup>2</sup>
Ground Floor Core	566 ft <sup>2</sup>	53 m <sup>2</sup>	Ground Floor Core	697 ft <sup>2</sup>
FF Office	4,489 ft <sup>2</sup>	417 m <sup>2</sup>	FF Office	4,155 ft <sup>2</sup>
Mezzanine	2,040 ft <sup>2</sup>	190 m <sup>2</sup>	Mezzanine	1,946 ft <sup>2</sup>
<b>Total GEA Area</b>	<b>43,217 ft<sup>2</sup></b>	<b>4,015 m<sup>2</sup></b>	<b>Total GEA Area</b>	<b>42,121 ft<sup>2</sup></b>
<b>Total GIA Area</b>	<b>4,015 m<sup>2</sup></b>		<b>Total GIA Area</b>	<b>3,913 m<sup>2</sup></b>

  

Warehouse 340	Warehouse Area	Warehouse Area	Warehouse 340	Warehouse Area
Warehouse Area	33,409 ft <sup>2</sup>	3,104 m <sup>2</sup>	Warehouse Area	32,375 ft <sup>2</sup>
Ground Floor Core	603 ft <sup>2</sup>	56 m <sup>2</sup>	Ground Floor Core	706 ft <sup>2</sup>
FF Office	4,097 ft <sup>2</sup>	381 m <sup>2</sup>	FF Office	3,736 ft <sup>2</sup>
Mezzanine	1,955 ft <sup>2</sup>	182 m <sup>2</sup>	Mezzanine	1,864 ft <sup>2</sup>
<b>Total GEA Area</b>	<b>40,064 ft<sup>2</sup></b>	<b>3,722 m<sup>2</sup></b>	<b>Total GEA Area</b>	<b>38,681 ft<sup>2</sup></b>
<b>Total GIA Area</b>	<b>3,722 m<sup>2</sup></b>		<b>Total GIA Area</b>	<b>3,594 m<sup>2</sup></b>

  

Warehouse 410	Warehouse Area	Warehouse Area	Warehouse 410	Warehouse Area
Warehouse Area	6,213 ft <sup>2</sup>	577 m <sup>2</sup>	Warehouse Area	5,874 ft <sup>2</sup>
Ground Floor Core	712 ft <sup>2</sup>	66 m <sup>2</sup>	Ground Floor Core	627 ft <sup>2</sup>
FF Office	1,862 ft <sup>2</sup>	173 m <sup>2</sup>	FF Office	1,638 ft <sup>2</sup>
<b>Total GEA Area</b>	<b>8,787 ft<sup>2</sup></b>	<b>816 m<sup>2</sup></b>	<b>Total GEA Area</b>	<b>8,139 ft<sup>2</sup></b>
<b>Total GIA Area</b>	<b>816 m<sup>2</sup></b>		<b>Total GIA Area</b>	<b>756 m<sup>2</sup></b>

  

Warehouse 420	Warehouse Area	Warehouse Area	Warehouse 420	Warehouse Area
Warehouse Area	6,036 ft <sup>2</sup>	561 m <sup>2</sup>	Warehouse Area	5,831 ft <sup>2</sup>
Ground Floor Core	674 ft <sup>2</sup>	63 m <sup>2</sup>	Ground Floor Core	627 ft <sup>2</sup>
FF Office	1,805 ft <sup>2</sup>	168 m <sup>2</sup>	FF Office	1,606 ft <sup>2</sup>
<b>Total GEA Area</b>	<b>8,515 ft<sup>2</sup></b>	<b>791 m<sup>2</sup></b>	<b>Total GEA Area</b>	<b>8,064 ft<sup>2</sup></b>
<b>Total GIA Area</b>	<b>791 m<sup>2</sup></b>		<b>Total GIA Area</b>	<b>749 m<sup>2</sup></b>

  

Warehouse 430	Warehouse Area	Warehouse Area	Warehouse 430	Warehouse Area
Warehouse Area	6,036 ft <sup>2</sup>	561 m <sup>2</sup>	Warehouse Area	5,831 ft <sup>2</sup>
Ground Floor Core	674 ft <sup>2</sup>	63 m <sup>2</sup>	Ground Floor Core	627 ft <sup>2</sup>
FF Office	1,805 ft <sup>2</sup>	168 m <sup>2</sup>	FF Office	1,606 ft <sup>2</sup>
<b>Total GEA Area</b>	<b>8,515 ft<sup>2</sup></b>	<b>791 m<sup>2</sup></b>	<b>Total GEA Area</b>	<b>8,064 ft<sup>2</sup></b>
<b>Total GIA Area</b>	<b>791 m<sup>2</sup></b>		<b>Total GIA Area</b>	<b>749 m<sup>2</sup></b>

  

Warehouse 440	Warehouse Area	Warehouse Area	Warehouse 440	Warehouse Area
Warehouse Area	6,213 ft <sup>2</sup>	577 m <sup>2</sup>	Warehouse Area	5,874 ft <sup>2</sup>
Ground Floor Core	712 ft <sup>2</sup>	66 m <sup>2</sup>	Ground Floor Core	627 ft <sup>2</sup>
FF Office	1,862 ft <sup>2</sup>	173 m <sup>2</sup>	FF Office	1,638 ft <sup>2</sup>
<b>Total GEA Area</b>	<b>8,788 ft<sup>2</sup></b>	<b>816 m<sup>2</sup></b>	<b>Total GEA Area</b>	<b>8,139 ft<sup>2</sup></b>
<b>Total GIA Area</b>	<b>816 m<sup>2</sup></b>		<b>Total GIA Area</b>	<b>756 m<sup>2</sup></b>

  

Overall Total GEA Area	Overall Total GIA Area	Overall Total GEA Area	Overall Total GIA Area
339,505 ft <sup>2</sup>	31,541 m <sup>2</sup>	327,931 ft <sup>2</sup>	30,466 m <sup>2</sup>

**PLANNING**  
 THIS DRAWING IS TO BE USED FOR THE STATED PURPOSE ONLY AND SHOULD NOT BE USED FOR ANY OTHER



Site Area - 13.03 Acres (5.27 Hectares)

London Borough of Barking and Dagenham, Local Development Framework Parking Standards (Feb 2006)

B2 General Industry	1 space per 400m <sup>2</sup> (maximum)
B8 Storage and Distribution	1 lorry space per 300m <sup>2</sup> (maximum)

P7 Revised to suit GLA comments. Core size revised.	LAH	MT	13.10.22
rev	amendments	by	ckd date

Selinas Lane, Dagenham

Proposed Site Layout



RIBA PoW Stage:	2 - Concept Design
Document Suitability:	S1
Drawn / Checked:	LAH / MT
Date:	31.05.22
Scale:	1:500 A1
UMC Project Number:	21422
Document Reference:	Drawing no: Revision:
21422 - UMC - NWRK - SI - DR - A	0601 P.7