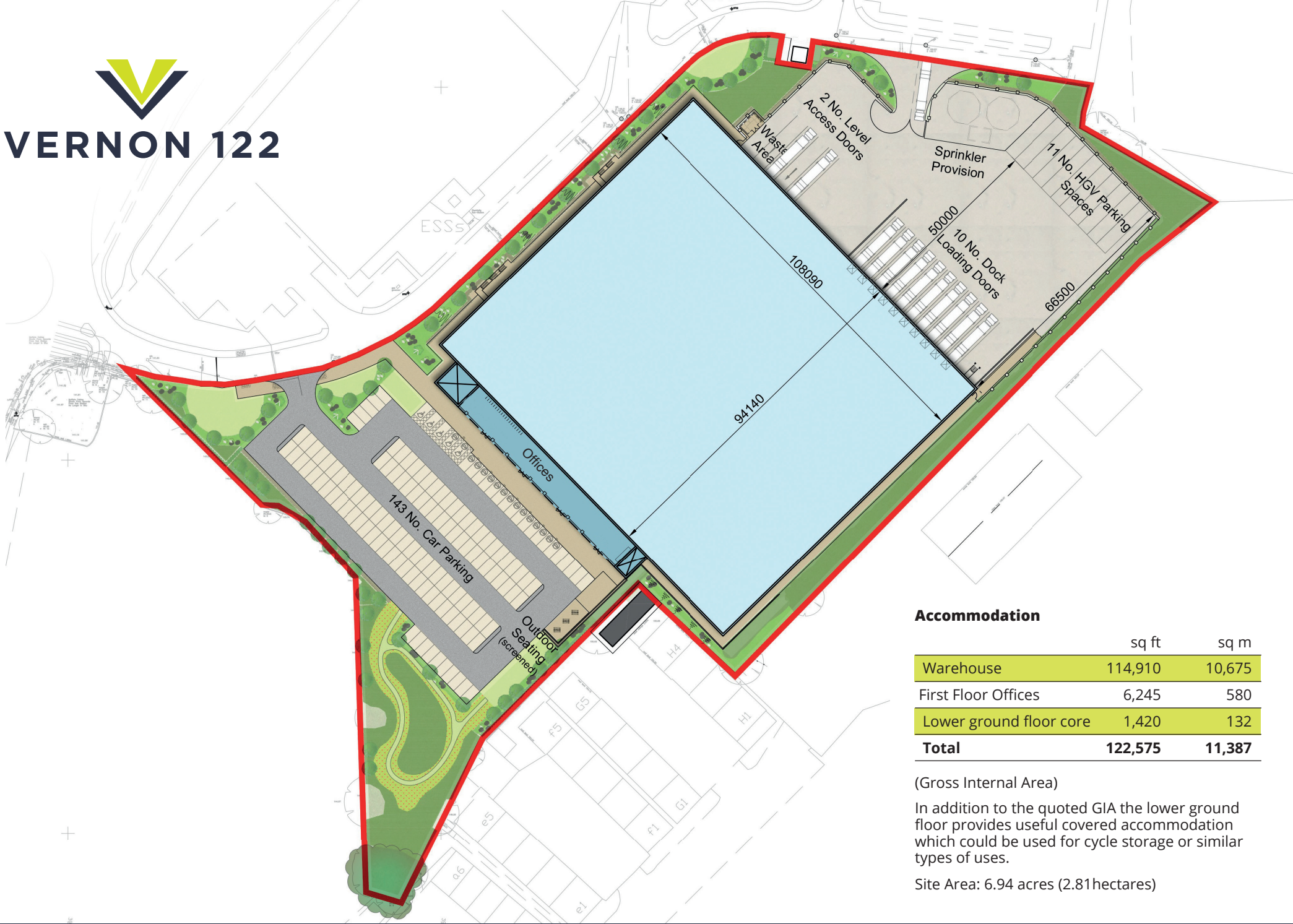




VERNON 122



Accommodation

	sq ft	sq m
Warehouse	114,910	10,675
First Floor Offices	6,245	580
Lower ground floor core	1,420	132
Total	122,575	11,387

(Gross Internal Area)

In addition to the quoted GIA the lower ground floor provides useful covered accommodation which could be used for cycle storage or similar types of uses.

Site Area: 6.94 acres (2.81 hectares)