Vehicle Workshops

5 secure purpose-built vehicle workshops with integral office and amenities.

Total Gross Internal Area (GIA) 6,465sq ft (600m^2)

Target completion Q1 2019

Each workshop has:

- Independent secure access
  - Pedestrian access to front and rear via steel door with electronic swipe access
  - Vehicle access to rear via electric roller shutter door 4600mm wide X 4200 mm high
- 19m^2 office fitted with dado trunking with power and data connection points
- Free WiFi available, or tenants can opt for high-speed wired broadband (up to 100Mbps) service delivered through MIRA Technology Park or source direct from an external provider
- Kitchenette with fitted units, stainless steel sink, tiled splashback and space for fridge

- Washroom fitted with WC and handbasin
- Energy-efficient lighting utilising high-bay luminaries in workshop
- Roof lights providing high levels of natural light
- Energy-efficient heating system
- Metered single and 3-phase power supplies to workshop, single phase to office and amenity areas
- Water and drainage charges included in Estate Services Charge
- Compressed air supply capable of 10 bar pressure
- Vehicle lifts and exhaust extraction can be fitted by arrangement (additional cost items)
- Storage area above office (additional cost item)

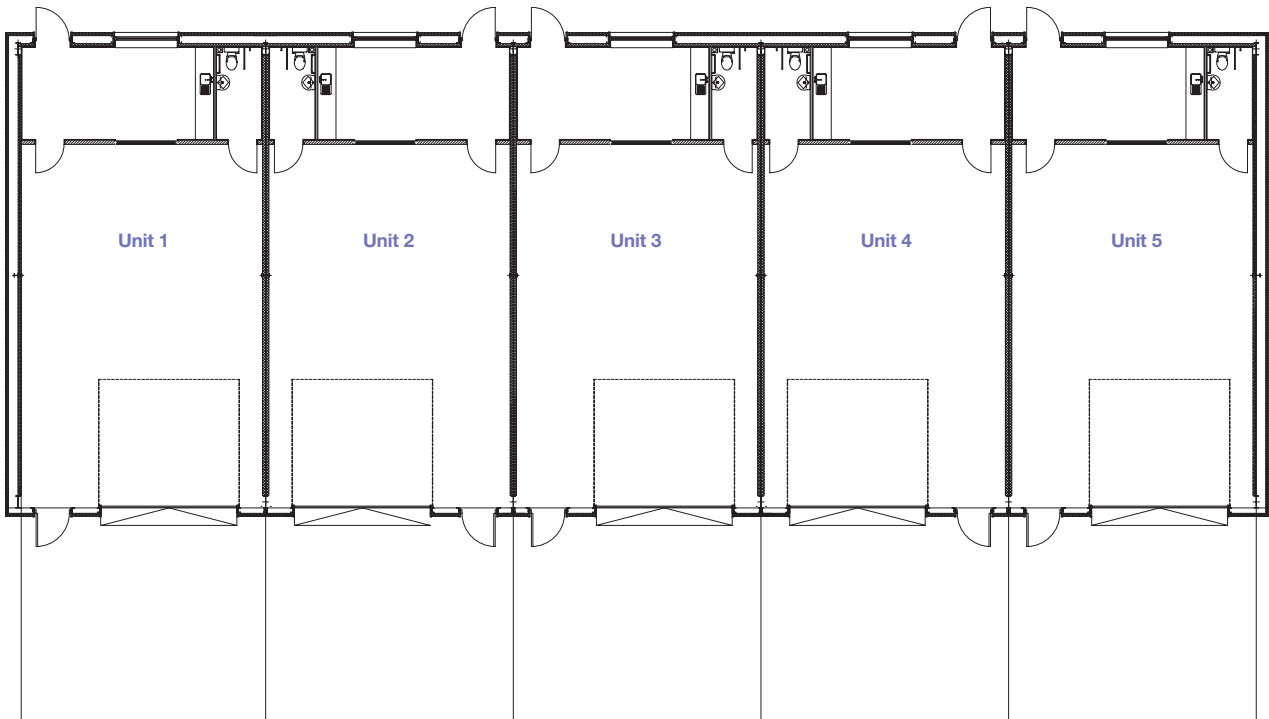**Inspiring Solutions.**

Externally:

- Illuminated and demarcated tarmacadam shared car park area with disabled spaces
- Soft landscaped areas planted out and enclosed by concrete edgings and kerbs
- Designated locations for tenant branding
- EV charging points

Note: These are reference images only

Unit	Workshop & Amenities sq ft	Office sq ft	External Compound sq ft	Total Unit GIA sq ft
1	1083	210	-	1293
2	1083	210	-	1293
3	1083	210	-	1293
4	1083	210	-	1293
5	1083	210	-	1293

Unit 1   Unit 2   Unit 3   Unit 4   Unit 5