



## Unit 3 – Crown Industrial Estate, Taunton

### ***FACT SHEET***

#### **General Information**

- GIA (Ground Floor) - 502 sq.m / 5,404 sq.ft (approx.)
- GIA (First Floor) - 53 sq.m / 570 sq.ft (approx.)
- BREEAM Rating - Very Good
- EPC Rating - B (39)
- Parking (Car) - 6 (including 1 no. disabled space)
- Parking (Bicycle) - Covered cycle shelters

#### **Structural**

- Service Yard Gradient - 1:47
- Floor Loading - 30 kN per sq.m
- Yard Design/Loading - 10 msa (million standard axles)
- Service Design for Purlins - 0.25kN per sq.m

#### **Services**

- Incoming Electric Supply Size - 35mm 3 core HYB cable
- Incoming Water Supply Size - 32mm incoming mains supply
- Dado trunking to GF Reception Area and FF Open Plan Offices
- BT have provided a Master Switch within the warehouse area for telecommunication services.
- Medium pressure gas main terminates outside in a gas housing suitable for U6 meter.

#### **Building**

- Eaves height - 8.610m (approx.)
- Haunch height - 6.500m (approx.)
- Ceiling Height (from FFL) - 2.75m for all areas; 2.5m for Dis. WC
- No. of Level Entry Doors - 1 @ 4m wide x 5m high
- No. of Disabled WC and Shower - 1
- Rooflight Percentage - 15% (to warehouse only)
- Parking and loading to the front of the building.