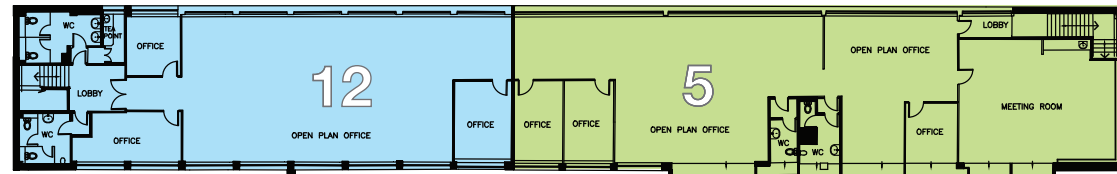


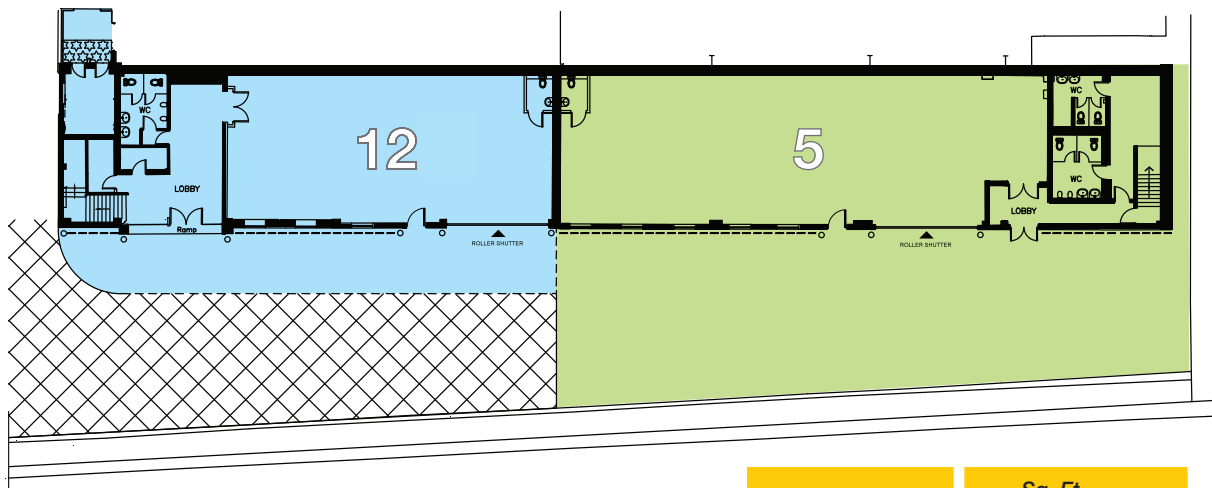
Units 5 & 12

Units 5-12 were the former Head Quarters of **Enterprise Rent-a-Car**. They provide a unique opportunity for you to tailor to your specific business needs, in an excellent location for accessibility to the UK's major transport network.

The units will undergo an extensive refurbishment, including electrics, roller shutters and WC's. Inside you'll find the ground floor has a height rising to 19ft, providing you with excellent opportunities for warehousing. The first floor is ideal for open plan offices. Outside you will find plenty of parking spaces and a private yard.



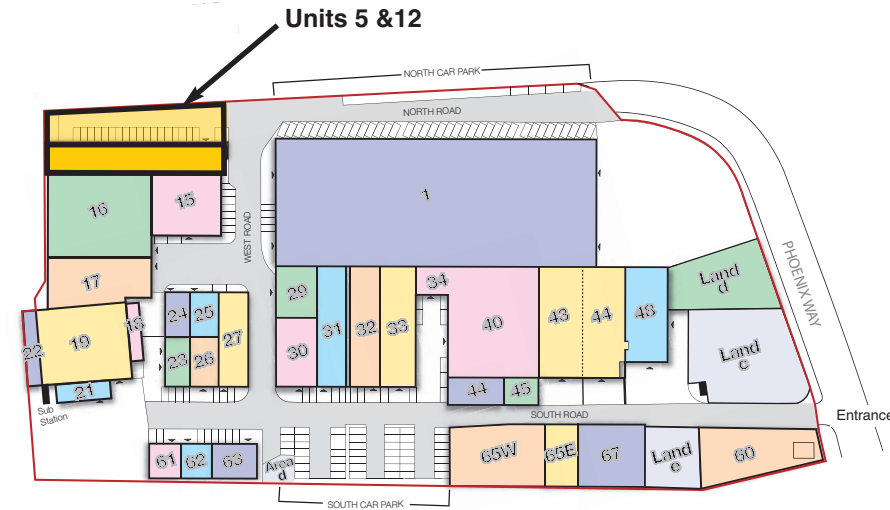
Proposed first floor layout



Proposed ground floor layout

	Sq. Ft.
Unit 5	5,994
Unit 12	5,270
TOTAL	11,264

Phoenix Distribution Park Site Plan



Amenities

- 3 phase power
- Private yard
- 24/7 Security
- Lots of staff and customer parking
- Daytime caretaker



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These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract. Misrepresentations Act 1967. Properties are offered subject to availability. We reserve the right to vary prices and to improve or change specifications. PDP/DL 08/16