

5110

Magna Park

LUTTERWORTH LE17 4XN

H I G H B A Y D I S T R I B U T I O N W A R E H O U S E

WORKS BEING UNDERTAKEN AT UNIT 5110, MAGNA PARK, LUTTERWORTH

Roof Over-cladding

The provision of a new over-cladding system to the existing lower warehouse roof, (this includes a 12 year Corus Platinum Warranty in respect of the over-cladding specification and labour with a 40 year warranty in respect of the HPS 200 Ultra coating).

The provision of new Plygene gutter linings.

The provision of 25 year compliant 'Non Fragility' translucent skylights

The provision of a localised fall arrest system where the parapet is below 1000mm height.

Office Areas

The removal of all demountable partitioning in order to provide open plan office space.

The provision of new carpet tiles, new suspended ceilings and new PIR operated lighting within the office areas.

The provision of new, 3 compartment skirting trunking to the office areas.

The provision of new vinyl flooring, new suspended ceilings and lighting to the common areas and staircases (including lift)

The provision of new W.C. cubicles and sanitary fittings (to all W.C. facilities) along with the provision of a new Doc M suite.

The provision of new vinyl flooring, new suspended ceilings and lighting within all W.C. facilities.

The provision of new kitchenette worktops, sinks and base/wall units along with new vinyl flooring, suspended ceilings and lighting.

The overhaul of the office windows.

Redecoration throughout.

External Areas

The refurbishment of the Gatehouse.

The undertaking of localised repairs to the service yard concrete surface.

Cleaning of the lower vertical face of cladding .

The provision on 3 no new high bay level access doors.

The provision of new dock shelters and buffers (where required).

The repainting of the exterior pedestrian doors and security gates etc.

The repainting of the upper vertical face of cladding to car park and service yard elevations.

The re-lining of the car park and service yard.

Warehouse & M&E

The cleaning of steel framework and racking within the warehouse.

The cleaning of the warehouse floors.

The servicing of all loading bay doors and dock levellers.

The servicing, testing and certification of all high level gas heaters.

The servicing and testing of the high level destratification fans.

The provision of a new boiler control panel.

The provision of a new compressor serving the warehouse smoke vents.

All services will be provided with the necessary certification as dictated by statute.

ADDITIONAL FACILITIES

Racking (19,316 pallet spaces)

The existing racking is available for occupiers. More details and plans are available under the racking section within the website.

Forklifts x 3

3 BT Toyota VNA Forklifts are also available by separate negotiation.

3 x Toyota C15 articulated VNA trucks with battery charging / changing station and 3 spare batteries to ensure trucks can operate 24 hours a day if required.

Model = C15

Rated Capacity = 1500 Kg

Truck Weight inc Battery = approx 9000Kg

Mast Height = 12.65 Metres