



NOTES

SUBJECT TO STATUTORY CONSENTS
 SUBJECT TO SURVEY

BASED ON OS MAP REPRODUCED BY PERMISSION OF
 CONTROLLER OF HM STATIONARY OFFICE (C) CROWN
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 FIGURED DIMENSIONS TAKE PRECEDENCE AND NOTIFY
 MICHAEL SPARKS ASSOCIATES OF ANY DISCREPANCIES

AREA SCHEDULE			
GIA	sqm	sqft	
1			
Unit	97,421	1,048,640	
4 Storey Offices	2,445	26,320	
Hub Offices	651	7,005	
Sub total	100,517	1,081,965	
PLOT AREA (Ha / Acres)	18,967	46,869	
2A			
Unit	28,108	302,555	
3 Storey Offices	1,841	19,815	
Sub total	29,949	322,370	
PLOT AREA (Ha / Acres)	5,641	13,941	
2B			
Unit	21,877	233,330	
2 Storey Offices	1,042	11,215	
Sub total	22,719	244,545	
PLOT AREA (Ha / Acres)	5,118	12,647	
3A			
Unit	52,520	565,325	
Ground Floor Office	905	9,740	
First & Second Floor Office	1,759	18,935	
Hub Offices	376	4,045	
Sub total	55,560	598,045	
PLOT AREA (Ha / Acres)	12,076	29,841	
3B			
Unit	16,318	175,645	
2 Storey Offices	1,073	11,550	
Sub total	17,391	187,195	
PLOT AREA (Ha / Acres)	4,384	10,835	
3C			
Unit	7,114	76,575	
2 Storey Offices	761	8,190	
Sub total	7,875	84,765	
PLOT AREA (Ha / Acres)	2,493	6,162	
4A			
Hub	21,790	234,548	
Hub Offices	1,858	20,001	
Security Office	263	2,832	
Drivers Office	769	8,277	
VMU	483	5,199	
Sub total	25,163	270,857	
PLOT AREA (Ha / Acres)	12,568	31,056	
4B			
Unit	19,387	208,682	
2 Storey Offices	983	10,581	
Sub total	20,370	219,263	
PLOT AREA (Ha / Acres)	3,877	9,582	
4C			
Unit	12,216	131,493	
2 Storey Offices	753	8,106	
Sub total	12,969	139,599	
PLOT AREA (Ha / Acres)	2,588	6,395	
TOTAL	292,513	3,148,604	
TOTAL SITE AREA	79,038	195,307	

REV	DATE	NOTE	DRAW	CHECK
A	31.10.2022	AREA SCHEDULE AMENDED	PWF	PW/KB
-	15.07.2022	FIRST ISSUE	PWF	PW/KB

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SEGRO

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TITLE
GATEWAY SOUTH, COVENTRY

DRAWING
ILLUSTRATIVE SITE MASTERPLAN

CLIENT
SEGRO

DATE
JULY 2022

SCALE
1:2500@A1

DRAWN
PF

STATUS
FEASIBILITY

CHECKED
PW/KB

DRAWING NUMBER
31460-FE-043 A

