



The 'Eco-Industrial 20' is a building designed for employment and manufacturing and is offered by Horncastle either for sale or to let.

Extending to twenty thousand square feet the building is capable of division in to two ten thousand square feet units. The building comes complete with a large service yard area and executive car parking all again suited for division if required.

### Design Layout options

**One Twenty Thousand Square Feet**  
or **Two x Ten Thousand Square Feet**



### Specification

The building comprises a steel frame structure with composite wall and roof claddings including a feature frontage. The structural floor is designed to take loadings of up to 35kn/m2 and the height of the steel frame to the underside of haunch is 6.50m. The main entrance includes a high performance door and windows.

Office accommodation can be provided to suit the users specific requirements and the building has been designed to allow flexibility. Design and costs to be agreed separately with Horncastle.

Natural light is achieved through 15% roof lights, and the building is designed with two electrically powered loading doors and fire escape doors to meet regulations.

Emergency Lighting is designed to meet current industrial unit luminosity standards. The unit is left ready to receive the lighting and power requirements of the user.

**Services include:** a 150kVa electricity supply, mains gas, water and sewerage and high speed broadband connectivity.

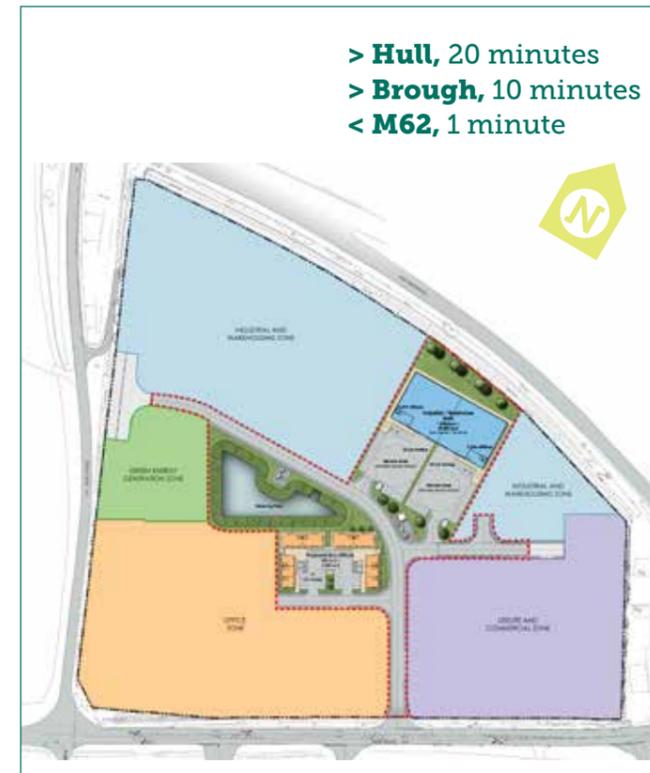
The unit will achieve the BREEAM very good design standard and will carry an 'A' energy performance certificate, subject to the final fit out specification.

Running costs will vary, much dependent upon the user but the building is designed to be highly energy efficient in terms of both insulation and air tightness.



### About the development

Green Park is an entirely new employment and leisure park, a development of environment friendly business space designed to be efficiently green without the bling suited to businesses with an eye on the future – tomorrow's entrepreneurs and successful companies.



### Our Questions

#### Your Business Premises

- Is it serving you well enough?
- Is your workplace doing its job as well as it can?
- Does your workplace energize your people/team/workforce?
- You could be working here, not driving – is this location more productive for your team?
- Is your workplace close to local shops and amenities and does that help your people?
- Is your workplace on a local bus route and does that help your people?
- Is your company image important, and does your workplace support that?
- Does your workplace ensure your team is as productive as they can be?
- Are your people the most special part of your business, is your workplace environment helping them?
- Is your business in the best location for you?
- Is city centre congestion damaging your business, would you be better served here?
- How important is the environment in your workplace to your profitability?
- Is your workplace highly energy efficient and does that matter to you in your business?

**Green Park can answer all of these questions plus boost your people and your profits.**



**EUROPEAN UNION**  
Investing in Your Future

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Horncastle