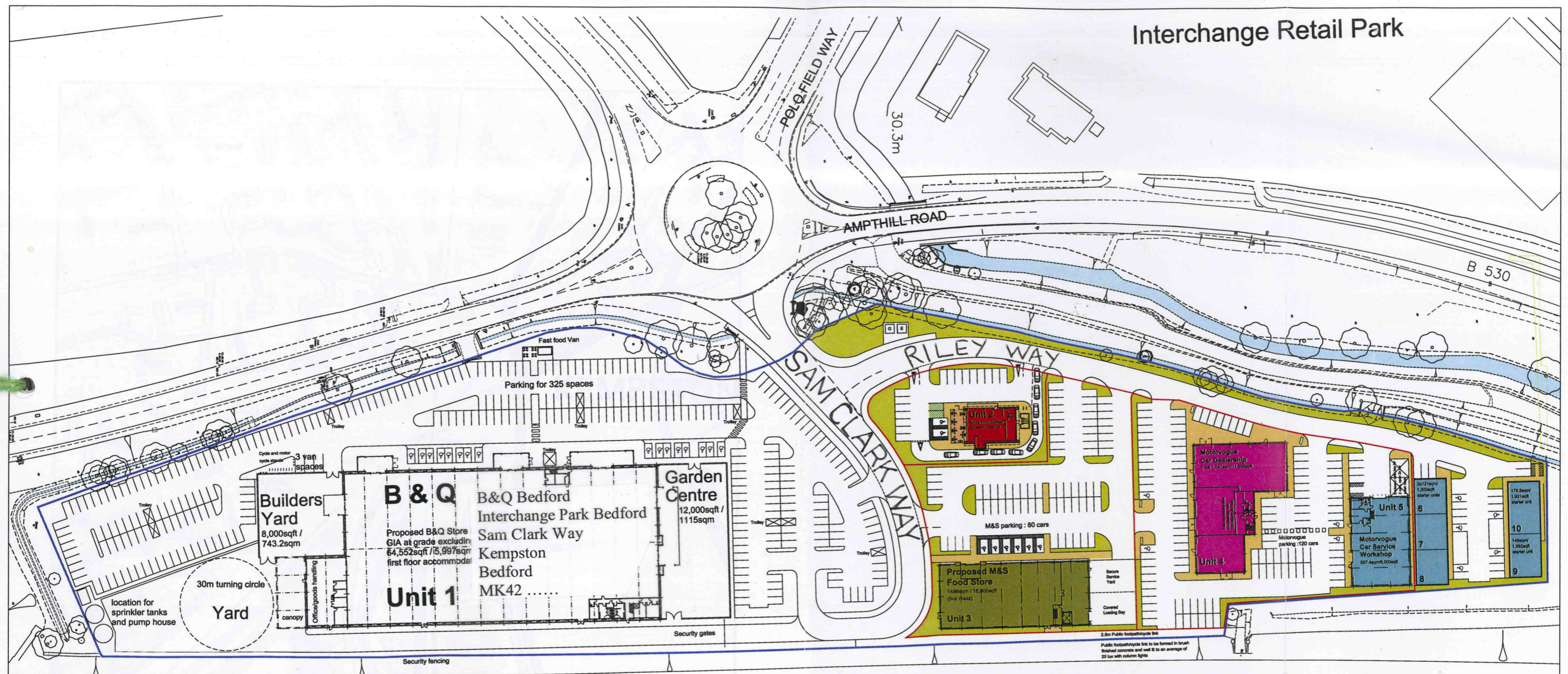


Interchange Retail Park



DIY Store Development Analysis

Site Area	5.53 acres / 2.21 hect
Building GEA	64,552sqft / 5,997sqm
Coverage	26.8 %
Blds Yd/Gdn Ctr	20,000sqft / 1,858sqm
Cars	325 (1 per 24sqm)

Costa Coffee Analysis

Site Area	0.39 acre / 0.16 hect
Building GEA	2,056sqft / 191sqm
Building GIA	1,851sqft / 172sqm
Coverage	12%
Cars	20 (1 per 9.5sqm)

Marks & Spencer Food Store Analysis

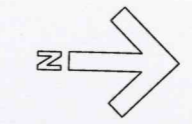
Site Area	1.09 acres / 0.44 hect
Building GEA	16,000sqft / 1486sqm
Coverage	33.6 %
Cars	80 (1 per 18.6sqm)

Motorvogue Car Dealership Analysis

Site Area	1.31 acres / 0.53 hect
Building GEA	17,206sqft / 1,598sqm
Coverage	30 %
Cars	120 (1 per 13sqm)

Starter Unit Development

Site Area	0.46 acre / 0.18 hect
Building GEA	7,750sqft / 720sqm
Coverage	38.7 %
Cars	20 (1 per 36sqm)



PLANNING



- D: 18.12.12: Motorvogue showroom unit increased
- C: 11.12.12: Phase 2 development updated
- B: 23.05.12: Unit numbers amended
- A: 22.05.12: Layout amended with Car Dealership and Drive Thru

Revisions
 Job Title
PROPOSED RETAIL AND BUSINESS UNIT DEVELOPMENT
 Location
INTERCHANGE PARK BEDFORD

Drawing Title
SITE PLAN

Date 08/12/11 Drawn RSH
 Scale 1:800 @ A1 Checked

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