



Case Study

Bespoke Warehouse Building, Skyline 120 Business Park, Braintree

A 6,250 sq m (67,270 sq ft) distribution warehouse for mail-order company Coopers of Stortford

As part of the latest phase of development at Skyline 120 Business Park, Countryside Properties have completed the design, planning, construction and fit out of a new distribution centre for Coopers of Stortford.

This bespoke, purpose built 6,250 sq m (67,270 sq ft) GIA high bay warehouse provides Coopers of Stortford with a new distribution centre for their mail order operations.

Planning permission was secured in under 3 months and construction was completed in 8 months by Harmonix Construction Ltd.

The building was designed to meet Coopers of Stortford's exact operational needs which included a number of specific fit out items such as scissor lift's to assist with unloading of delivery vehicles and the installation of narrow aisle high bay racking to maximise storage capacity within the warehouse.

The building design was developed in partnership with the Coopers of Stortford through a series of workshops with the professional design team to ensure that the finished building would meet their precise business needs.

A BREEAM Industrial 2008 'Very Good' Rating was achieved for the building.



Building Specification

- Fully glazed entrance and reception area
- Partitioned office areas with air conditioning (comfort cooling)
- Meeting/presentation room with moveable partition
- Restroom with fitted kitchen
- Warehouse area designed to accommodate specific operational areas such as packing/returns, marshalling dispatch, goods in/out, administration and quality control
- High bay/narrow aisle pallet racking to accommodate 6,000 + pallet spaces
- Heating and lighting to office and warehouse areas. Including gas fired radiant heating to operational areas within the warehouse
- Electronic door entry system
- Fire and Intruder alarm systems and CCTV
- Secure service yard with palisade fencing
- Electrically operated sliding vehicular gate
- WC accommodation