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0m510152030405060

0'10'20'30'40'50'60'

SITE PLAN SCALE

UNITS SHOWN IN THIS PLAN

GROUND FLOOR UNITS

20' CONTAINER: 6,058 x 2,438

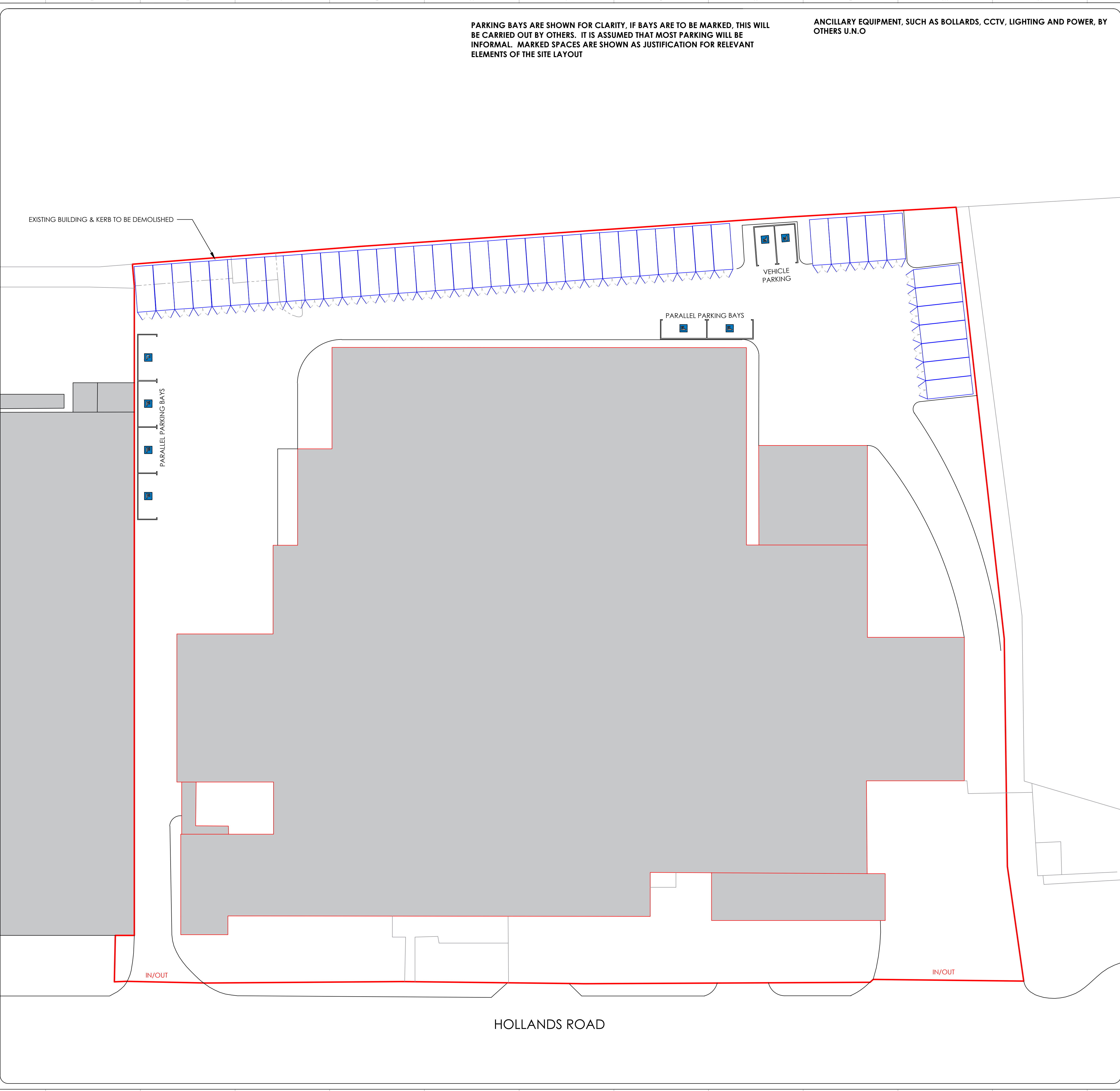
QTY SHOWN: 44 no.

1st FLOOR UNITS

20' CONTAINER: 6,058 x 2,438

QTY SHOWN: 44 no.

KEY DRAWN TO SCALE 1:140



PARKING BAYS ARE SHOWN FOR CLARITY, IF BAYS ARE TO BE MARKED, THIS WILL BE CARRIED OUT BY OTHERS. IT IS ASSUMED THAT MOST PARKING WILL BE INFORMAL. MARKED SPACES ARE SHOWN AS JUSTIFICATION FOR RELEVANT ELEMENTS OF THE SITE LAYOUT

ANCILLARY EQUIPMENT, SUCH AS BOLLARDS, CCTV, LIGHTING AND POWER, BY OTHERS U.N.O

DOCUMENT NOTES

THE CUSTOMER IS RESPONSIBLE FOR ENSURING THAT ALL PROJECT SPECIFICATIONS ARE SUITABLE FOR THE INTENDED APPLICATION INCLUDING COMPLIANCE TO RELEVANT REGULATIONS AND OBTAINING NECESSARY APPROVALS BEFORE CONSTRUCTION. THE SUPPLIER IS NOT LIABLE FOR ANY NON-COMPLIANCE ISSUES, AND THE CUSTOMER AGREES TO INDEMNIFY THE SUPPLIER AGAINST ANY RELATED CLAIMS. PLEASE REFER TO OUR STANDARD TERMS AND CONDITIONS AND SALE CONTRACT FOR FULL DETAILS.

THIS DRAWING AND ANY MODIFICATIONS ARE MADE SOLELY AT YOUR REQUEST AND SHALL NOT BE CONSTRUED AS ENSURING, IMPLYING OR WARRANTING COMPLIANCE WITH ANY APPLICABLE REGULATION OR STATUTORY REQUIREMENT, WHETHER IN WHOLE OR IN PART.

CLEVELAND CONTAINERS WILL NOT SIGN OFF A DRAWING FOR PRODUCTION UNTIL THE FULL AND FINAL DESIGN DETAIL HAS BEEN AGREED IN WRITING BY ALL PARTIES. PRODUCTION LEAD-TIMES COMMENCE FROM THIS DATE.

APPROVED DRAWINGS SHOULD NOT BE AMENDED UNLESS ALL PARTIES AGREE THAT AMENDMENTS COULD AFFECT LEAD TIME.

DO NOT SCALE FROM PRINT

- SITE LAYOUT HAS BEEN SCALED FROM THE PROVIDED ANNOTATED SKETCHES AND SATELLITE IMAGES. THIS PLAN SHOULD, THEREFORE, BE TAKEN AS AN ESTIMATE AND ALL DIMENSIONS SHOULD BE CHECKED PRIOR TO ANY DRAWING SIGN OFF, OR CONTAINERS ARRIVING ONTO SITE.
- ALL DIMENSIONS ARE APPROXIMATE
- ALL TUNNEL CONTAINERS MAY BE PARTITIONED (PERMANENTLY, OR TEMPORARILY) INTO TWO SMALLER UNITS, OR VICE VERSA, FOR FLEXIBILITY AS ACCESS IS PROVIDED AT BOTH ENDS. E.G. A 20FT TUNNEL CAN BECOME TWO 10FT STORES
- ROADS ARE BASED ON A MINIMUM OF 4000mm AND THE THEORETICAL TURNING CIRCLE OF A MERCEDES SPRINTER VAN
- SITE LAYOUT IS INTENDED TO SHOW CAPACITY AND OVERALL SIZE. INITIAL PROPOSALS MAY NOT NECESSARILY SHOW THE MOST SPACE EFFICIENT LAYOUT
- THIS SITE LAYOUT ASSUMES THAT THE ENTIRE PROVIDED AREA IS CLEAR FOR STORAGE AND DOES NOT ACCOUNT FOR OBSTACLES THAT ARE NOT CLEARLY MARKED ON ANY RECEIVED DOCUMENTS OR SKETCHES
- ANY SITE ACCOMMODATION SHOWN ASSUMES THAT ALL RELEVANT SERVICES WILL BE MADE AVAILABLE FOR CONNECTION PRIOR TO UNIT DELIVERIES.
- THIS DRAWING DOES NOT INTEND TO DESCRIBE ANY CURRENT, OR FUTURE, PLANS FOR GROUNDWORKS OR CONDITIONS, UNLESS STATED OTHERWISE.
- CURRENT GROUND CONDITIONS MAY NOT BE SUITABLE FOR HIAB DELIVERY, OR TO ACCEPT DOUBLE STACKED PLANS. THIS DRAWING IS INDICATIVE, AND IT IS IMPERATIVE THAT THIS INFORMATION IS REVIEWED PRIOR TO WORK COMMENCING ON SITE. ANY PLAN SHOWING DOUBLE STACKING, IN ANY FORM, IS PROVISIONAL AND MUST BE SUBJECT TO REVIEW BY ALL RELEVANT STAKEHOLDERS
- TO BE READ IN CONJUNCTION WITH DRAWING BOX_1106AA_A02 (1st FLOOR)**

4	24/09/2025	PROVISIONALLY FORMALISED PARKING	
3	18/09/2025	1st FLOOR UNITS MADE STANDARD 20ft UNITS	
2	17/09/2025	REMOVED 1st FLOOR	
1	12/09/2025	BUILDING IN NW CORNER TO BE DEMOLISHED. REVISED LAYOUT TO SUIT	
0	08/09/2025	INITIAL RELEASE	
REV	DATE	DESCRIPTION	CHK

CLEVELAND CONTAINERS.

23A FALCON COURT
PRESTON FARM INDUSTRIAL ESTATE
STOCKTON-ON-TEES
TS18 3TX
01642 462 608

PROJECT: COOKOLOGY

DESC: CB9 8PP
SITE LAYOUT
GROUND FLOOR

DRAWN: JM

CHECKED:

SIZE: A1

SHEET: 1 OF 2

SCALE: 1:250

DRAWING NUMBER: BOX_1106AA_A01

PRELIMINARY DRAWING: FOR INFORMATION ONLY