



PANTHEON PARK

WV11 3DR · J10 M6

FOR SALE/TO LET



DETAILED PLANNING IN PLACE

SKILLED LOCAL LABOUR POOL

UP TO 30M EAVES

PROMINENT ROAD FRONTAGE

from

40,000 – 410,000 sq ft

build-to-suit opportunity (17.54 acre site)

DELIVERY WITHIN 12 MONTHS

www.pantheonpark.uk

A joint development by

STOFORD

Bridges
Ventures



PANTHEON PARK

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Pantheon Park in Wolverhampton has full and detailed planning consent for B1, B2 and B8 uses. A new build to order unit can be created to suit your timescale.

...IN AN IDEAL LOCATION

Pantheon Park is situated in a prime industrial and logistics location just 4 miles from M6 (J10) via the A454, and 3.4 miles from Junction 1 of the M54, the site benefits from its close proximity to the M6, M6 Toll, M5, M54 and M42 motorways.

Bentley Bridge Retail Park (located opposite) hosts a combination of shops, restaurants and leisure amenities including: Argos, Bella Italia, PureGym, Sainsbury's and Sports Direct.

Other major occupiers close by include: Yodel, Poundland, Tata Steel, Travis Perkins, and Jaguar Land Rover – the latter of which has an engine factory less than 5 miles away at i54.



TATA STEEL

YODEL

TP Travis Perkins

Poundland

www.pantheonpark.uk

THE FACTS

4 miles from J10/M6

5 UK's top 5 distribution locations

16 miles from Birmingham

159k working age population in Wolverhampton

THE LARGEST

readily available commercial development site in the Black Country

HGV drive times

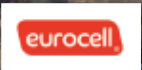
30 mins 60 mins 90 mins



Wolverhampton
City Centre
2 miles 


JLR Engine Plant 5 miles 

BENTLEY BRIDGE
RETAIL PARK









 **PANTHEON PARK**
WV11 3DR





PLANETARY ROAD

A4-124 / WEDNESFIELD WAY



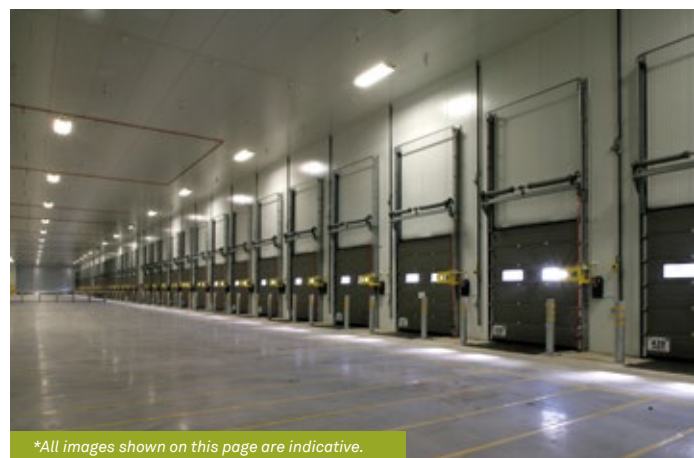
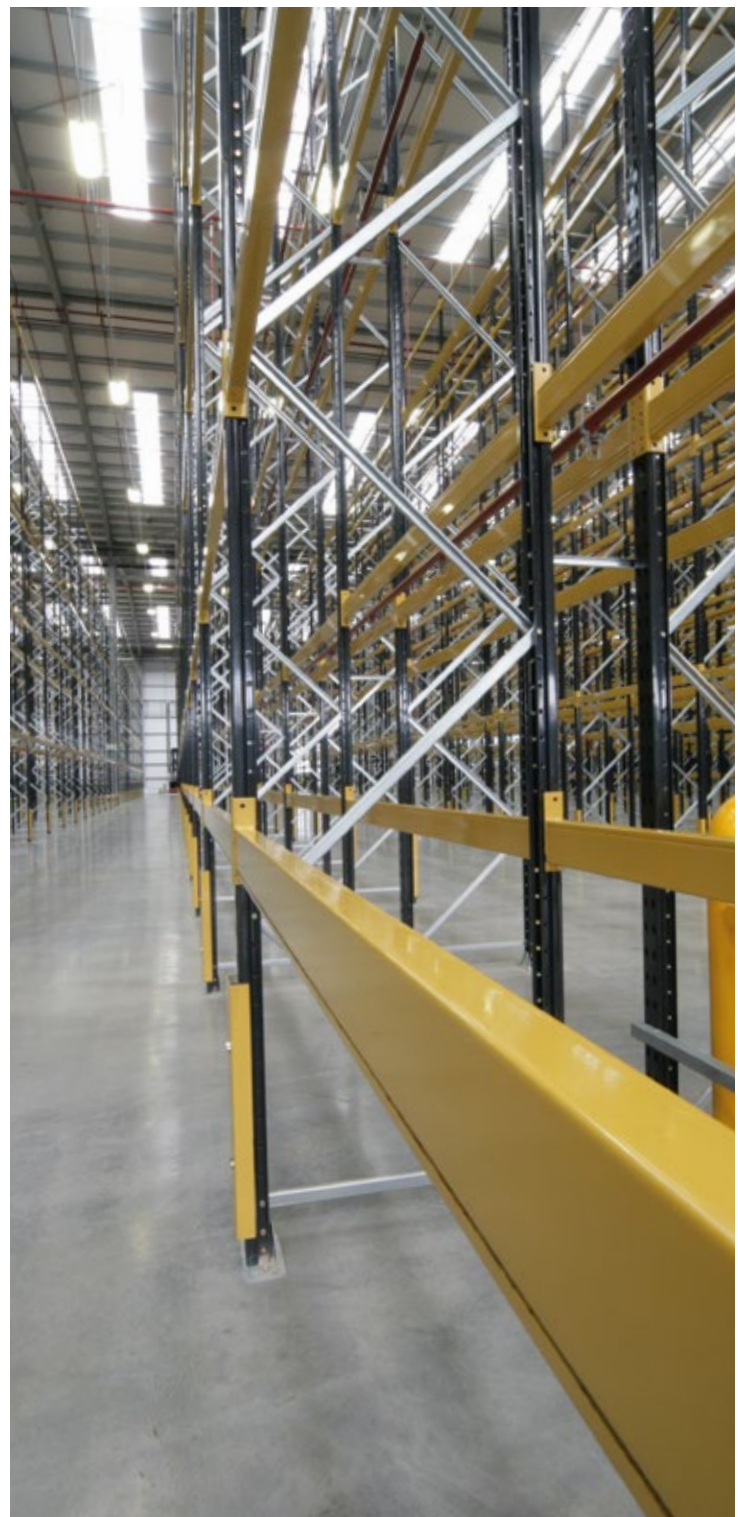
M6 J10 - 4 miles 

*CGI of example scheme



PANTHEON PARK

WV11 3DR - J10 M6



**All images shown on this page are indicative.*

HIGH SPECIFICATION

Units can be built to an occupier's bespoke requirements. We anticipate that features will incorporate the following:

- Clear building heights of up to 30m
- Substantial yard depths
- 50kN/m2 warehouse floor loading
- BREEAM Rating to be "Very Good"
- Large power supply available

www.pantheonpark.uk

OPTION 2 - THREE UNITS
DETAILED PLANNING CONSENT GRANTED

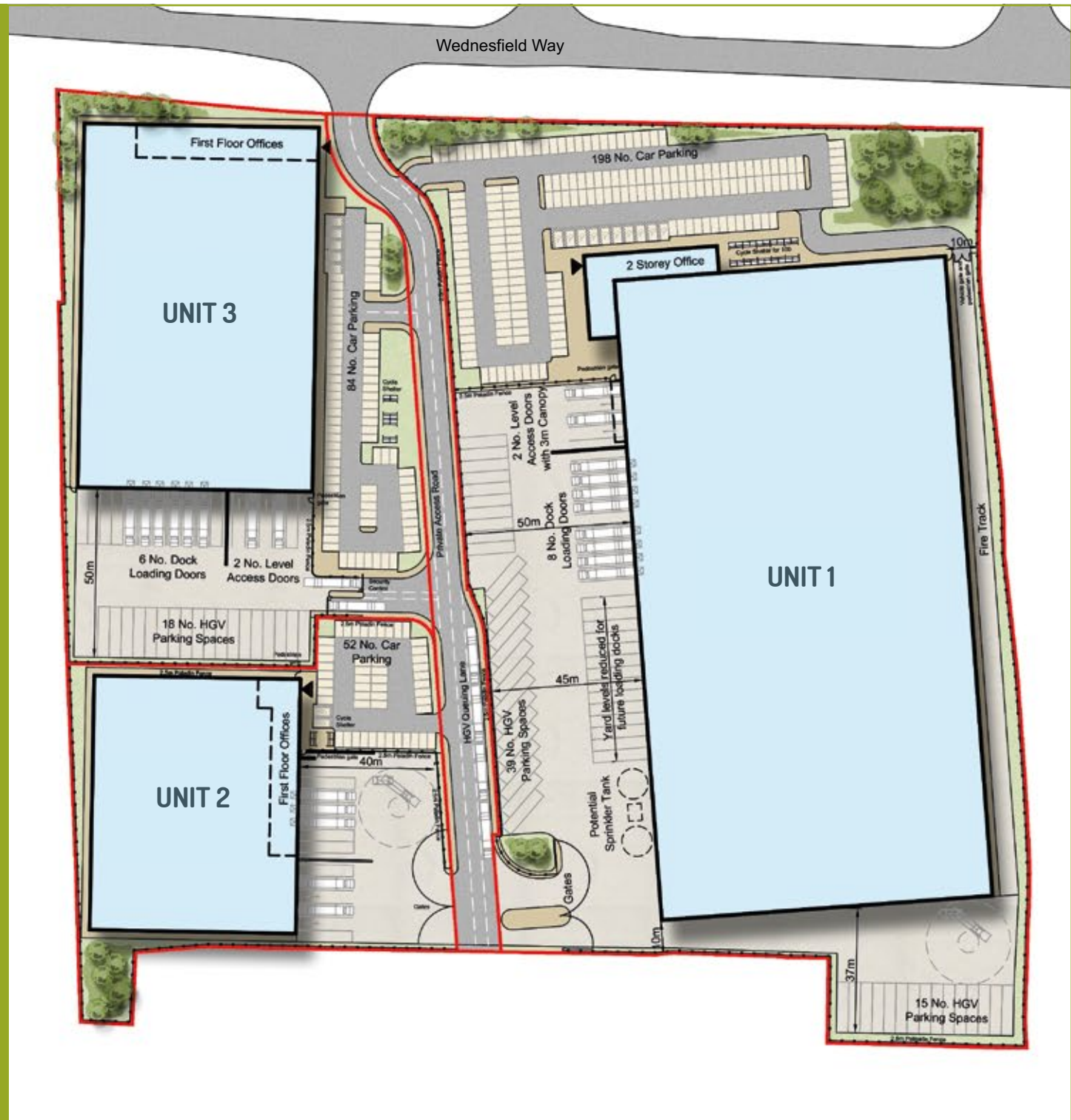
UNIT 1	200,000 sq ft	18,580 sq m
OFFICE	10,000 sq ft	929 sq m
TOTAL	210,000 sq ft	19,509 sq m
PLOT AREA	10.16 acres (4.11 hectares)	

UNIT 2	49,000 sq ft	4,552 sq m
OFFICE	5,000 sq ft	465 sq m
TOTAL	54,000 sq ft	5,017 sq m
PLOT AREA	2.51 acres (1.01 hectares)	

UNIT 3	80,000 sq ft	7,432 sq m
OFFICE	5,000 sq ft	465 sq m
TOTAL	85,000 sq ft	7,897 sq m
PLOT AREA	4.07 acres (1.65 hectares)	

**Indicative schedule of accommodation*

	UNIT 1	UNIT 2	UNIT 3
Loading docks	8	3	6
Level access	2	2	2
HGV parking	57	-	20
Car parking	200 (♿10)	52 (♿2)	84 (♿5)
Cycle parking	40	20	20



SCHEDULE OF ACCOMMODATION

OPTION 1 - SINGLE UNIT DETAILED PLANNING CONSENT GRANTED

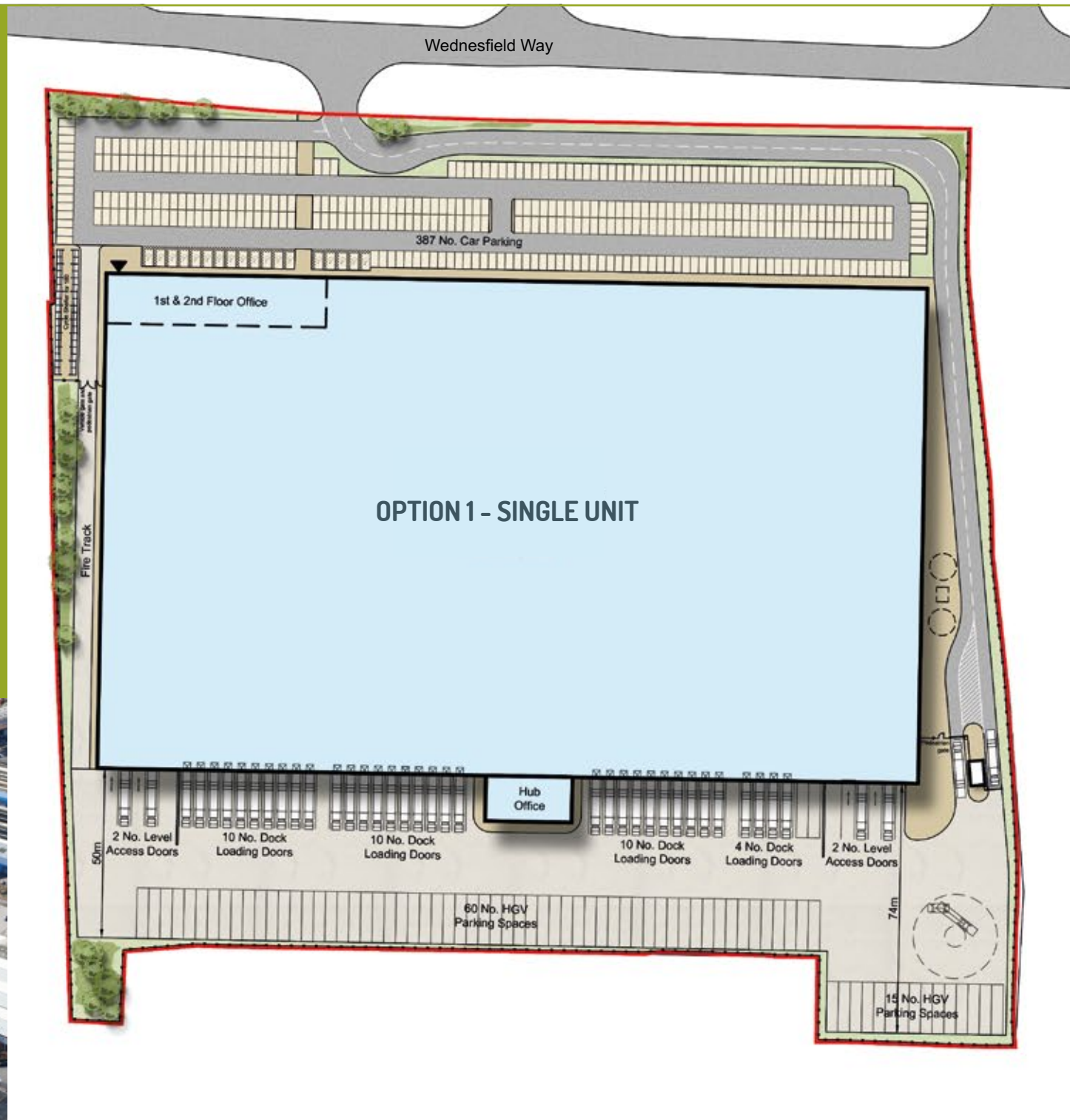
Unit 1	383,500 sq ft	35,628 sq m
Office	20,000 sq ft	1,858 sq m
Hub office	7,000 sq ft	650 sq m
Gatehouse	300 sq ft	28 sq m
TOTAL	410,800 sq ft	38,164 sq m
SITE AREA	17.54 acres (7.10 hectares)	

**Indicative schedule of accommodation*

Loading docks	34
Level access	4
HGV parking	78
Car parking	387 (♿18)
Cycle parking	40



*CGI of example unit



**OPTION 3 - FOUR UNITS
DETAILED PLANNING CONSENT GRANTED**

UNIT 1	94,000 sq ft	8,733 sq m
OFFICE	6,000 sq ft	557 sq m
TOTAL	100,000 sq ft	9,290 sq m
PLOT AREA	4.54 acres (1.84 hectares)	

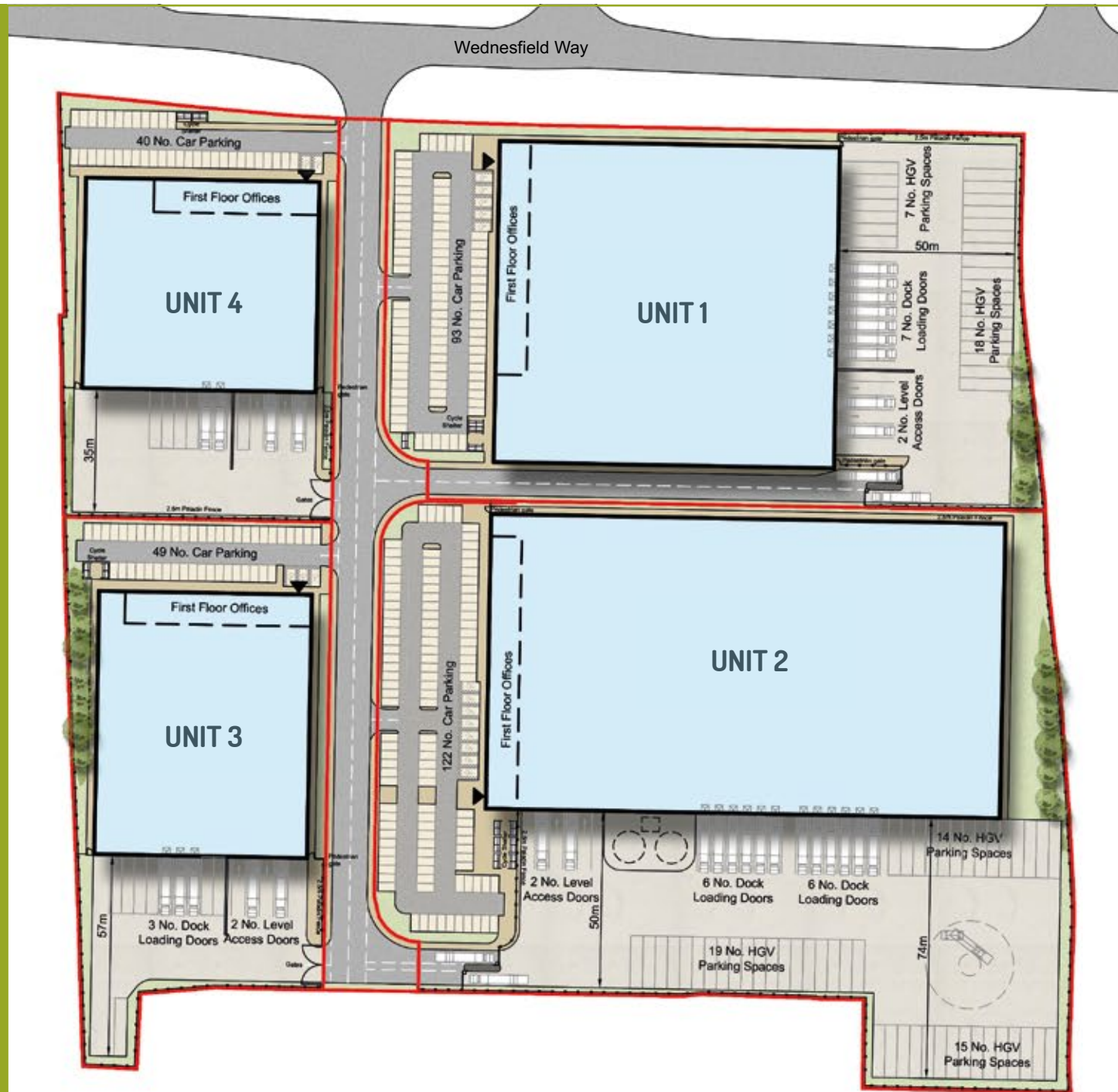
UNIT 2	130,500 sq ft	12,124 sq m
OFFICE	7,000 sq ft	650 sq m
TOTAL	137,500 sq ft	12,774 sq m
PLOT AREA	2.51 acres (1.01 hectares)	

UNIT 3	48,000 sq ft	4,459 sq m
OFFICE	5,000 sq ft	465 sq m
TOTAL	53,000 sq ft	4,924 sq m
PLOT AREA	2.49 acres (1.01 hectares)	

UNIT 4	42,000 sq ft	3,902 sq m
OFFICE	4,500 sq ft	418 sq m
TOTAL	46,500 sq ft	4,320 sq m
PLOT AREA	2.26 acres (0.91 hectares)	

**Indicative schedule of accommodation*

	UNIT 1	UNIT 2	UNIT 3	UNIT 4
Loading docks	7	12	3	2
Level access	2	2	2	2
HGV parking	37	48	3	2
Car parking	94 (♿5)	122 (♿8)	49 (♿3)	40 (♿2)
Cycle parking	20	40	20	20



LOCATION

www.pantheonpark.uk

The site benefits from its close proximity to the M6, M6 Toll, M5, M54 and M42 motorways



SAT NAV: WV11 3DR



CITY	MILES	TIME
Birmingham	16	22 mins
Coventry	32	44 mins
Derby	41	52 mins
Leicester	49	54 mins
Nottingham	59	1 hr 10 min
Manchester	75	1 hr 31 min
Sheffield	81	1 hr 35 min
Oxford	89	1 hr 37 min
Bristol	95	1 hr 38 min
London	107	1 hr 49 min
Leeds	122	2 hr 09 min

PORT	MILES	TIME
Liverpool	93	1 hr 45 min
Hull	137	2 hr 36 min
Southampton	154	2 hr 49 min
Immingham	132	2 hr 26 min
Felixstowe	176	3 hr 9 min

Source: <https://www.google.co.uk/maps>

For further information contact the agents



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A joint development by

