


4 ASHES PARK

WOLVERHAMPTON
J12 M6



**Design and Build Opportunities 37,000 sq ft to
450,000 sq ft on 25 acres**

- Detailed planning consent for B2 manufacturing and B8 distribution uses
- 545,000 sq ft Prelet to Gestamp
-  engine plant within 4 miles



The Scheme

www.4ashespark.com



- A 52 acre site with detailed planning consent for B2 and B8 uses:
 - 180,000 sq ft - Available
 - 270,000 sq ft - Available
 - 37,000 sq ft - Available
 - 545,000 sq ft - Pre let to Gestamp
- Units 2 & 3 can be combined to provide up to 450,000 sq ft
- Plots serviced and ready to develop
- Full traffic signalled A449 junction completing July 2017

Masterplan - Option 1

www.4ashespark.com



- Detailed planning consent for B2 manufacturing and B8 distribution uses
- Serviced plots ready to develop

Unit 1 - Prelet	
Production/Warehouse	167,490 sq ft
Offices	8,610
Gatehouse	300
Total	176,400
Car parking	168

Unit 2	
Production/Warehouse	250,000
Offices	20,000
Gatehouse	300
Total	270,300
Car parking	562

Unit 3	
Production/Warehouse	33,700
Offices	3,370
Total	37,070
Car parking	35



UNIT 4
37,070
SQ FT

UNIT 1
545,000 sq ft
Prelet to GESTAMP

UNIT 2
UP TO
450,000 SQ FT
AVAILABLE

- Planning consent for B2 manufacturing and B8 distribution uses
- Serviced plots ready to develop

Unit 2		sq ft
Production/Warehouse	413,000	
Offices	21,700	
Pod offices	10,000	
Gatehouse	300	
Total	445,000	
Car parking	409	

Unit 4		sq ft
Production/Warehouse	33,700	
Offices	3,370	
Total	37,070	
Car parking	35	

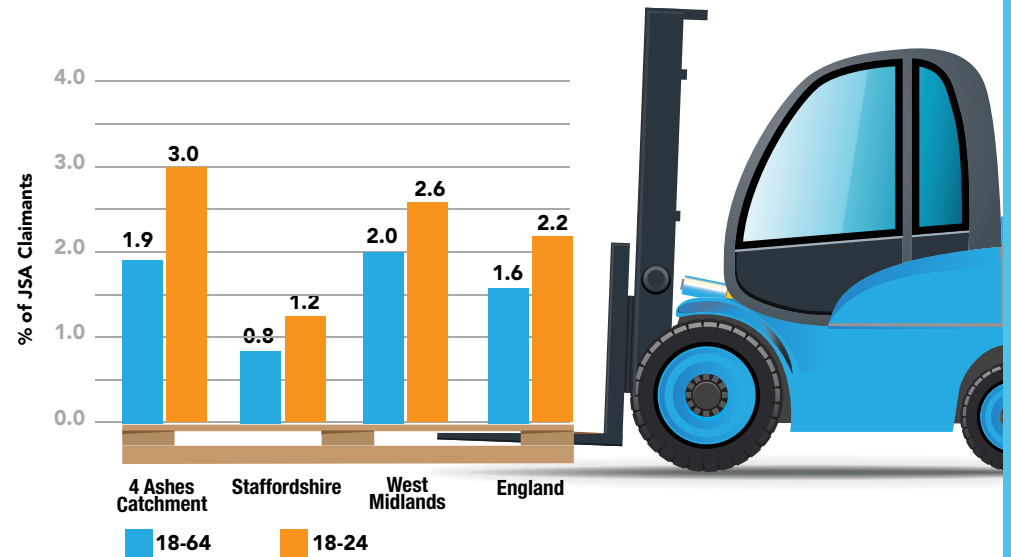
1.59 million people live within 30 minute peak drive time

Just under 1 million of these are working age

High youth unemployment (3%) in 4 Ashes catchment compared to county (1.2%), regional (2.6%) and national rates (2.2%)



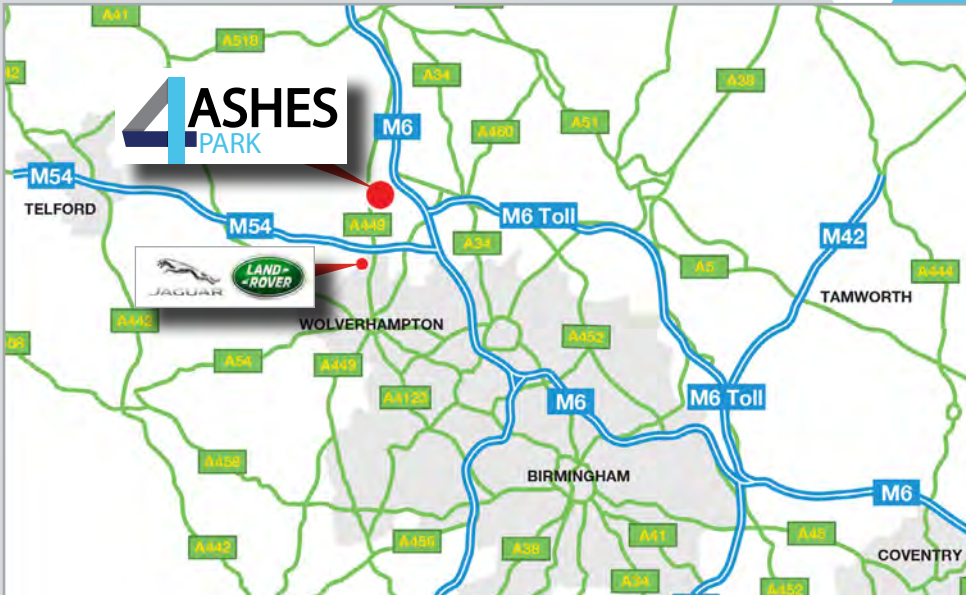
Proportion of residents claiming Job Seekers Allowance



Detailed skills and employment study available on request.

CGI of Unit 3





4 Ashes Park has excellent access to transport links, being located close to major road networks and airports.

M6 (Junction 12)	2.25 miles
M54 (Junction 2)	3.5 miles
Stafford	10 miles
Birmingham	23 miles
Birmingham International	✈ 29 miles
Nottingham East Midlands	✈ 43 miles
Manchester International	✈ 54 miles
Manchester	78 miles

Source: www.makeitstokestaffs.co.uk



Design and Build packages are available on either a freehold or leasehold basis.

For further information please contact the joint agents:



A Development by



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