



BARBERRY59

DETACHED SELF-CONTAINED
INDUSTRIAL / URBAN LOGISTICS UNIT

TO LET / FOR SALE
59,325 SQ FT

WELL LANE, WEDNESFIELD WAY, WEDNESFIELD WV11 1TB
PERFECTLY POSITIONED 2 MILES FROM WOLVERHAMPTON CITY CENTRE/3.3 MILES FROM J10 M6

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WOLVERHAMPTON 2.2 MILES

JLR ENGINE PLANT
6.3 MILES

PLANETARY
INDUSTRIAL ESTATE

The property is situated just off the A4124 Wednesfield Way and is in close proximity to Bentley Bridge Retail & Leisure Park.

The property is located 3.3 miles from J10 of the M6 and 3.4 miles to J2 of the M54.

Industrial estates close by include Planetary Industrial Estate, Key Industrial Park, and Pantheon Park. Local businesses in the area include Accelor Mittal, Assa Abloy, Cooper Coated Coils, Euro Car Parts, EFD Induction, Howdens, James Lister, Screwfix, Travis Perkins and Yodel.

PANTHEON PARK

A4124
WEDNESFIELD RD

KEY
INDUSTRIAL PARK

Travis Perkins

M6 JUNCTION 10
3.3 MILES



BARBERRY 59

- 582,000 people live within 20 minute drive of the city centre
- 3 million people live within 20 mile radius
- Wolverhampton is one of the most successful industrial conurbations in the UK attracting Jaguar Land Rover, Moog, Eurofins and ISP, collectively employing circa 2,000 people
- Jaguar Land Rover to invest a further £450 million in i54 which will double its workforce
- Over 30,000 students in higher education
- University of Wolverhampton has approximately 23,000 students and is expanding
- The university plans to invest circa £250 million over the next five years creating additional courses, new facilities and innovate new ventures
- Barberry 59 is perfectly situated in close proximity to M6, M6 toll, M54, M5, M42.

ACCOMMODATION

The detached steel portal framed unit will be delivered to a high quality with first floor offices to the front elevation.

Warehouse	56,500 sq ft	5,249 sq m
First floor offices	2,825 sq ft	262 sq m
Total	59,325 sq ft	5,511 sq m

SPECIFICATION

-  10m clear internal height
-  4 dock levellers (including 1 euro dock leveller)
-  2 level access loading doors
-  50m yard depth
-  45 car parking spaces
-  First floor offices
-  Electric car charging points
-  Fenced secure yard
-  Solar power PV on roof

EPC

To be built to and EPC 'A' rating.

USES

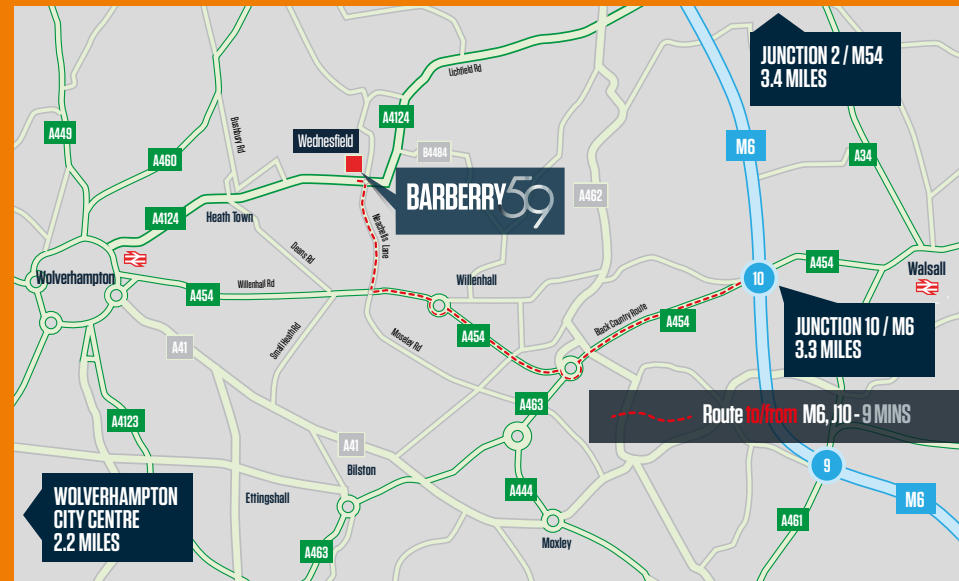
The new facility has planning consent for B1c, B2 & B8 uses.





SAT NAV WV11 1TB

3.4 MILES Junction 2 - M54	3.3 MILES Junction 10 - M6	10.6 MILES Junction 2 - M5	2.2 MILES Wolverhampton City Centre
6.3 MILES JLR Engine Plant	16.6 MILES Jaguar Castle Bromwich	23 MILES BMW Hamshall	28 MILES Land Rover Solihull



Another development by



BARBERRY

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For more information visit
WWW.BARBERRY59.CO.UK

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