

# GATEWAY37

AT

## 4ASHES PARK

GRAVELLY WAY  
WOLVERHAMPTON  
J12 M6

**TO LET (MAY SELL)**

**AVAILABLE AUGUST 2018**

**New production / warehouse unit  
37,670 sq ft (3,499 sq m)**

- 10m Clear Internal Height
- Offices - 3,600 sq ft (334 sq m)
- 2 Dock Access Doors
- 3 Level Access Doors
- Large Secure Yard
-  within 4 miles



Sat Nav: WV10 7GW



[4ashespark.com](http://4ashespark.com)

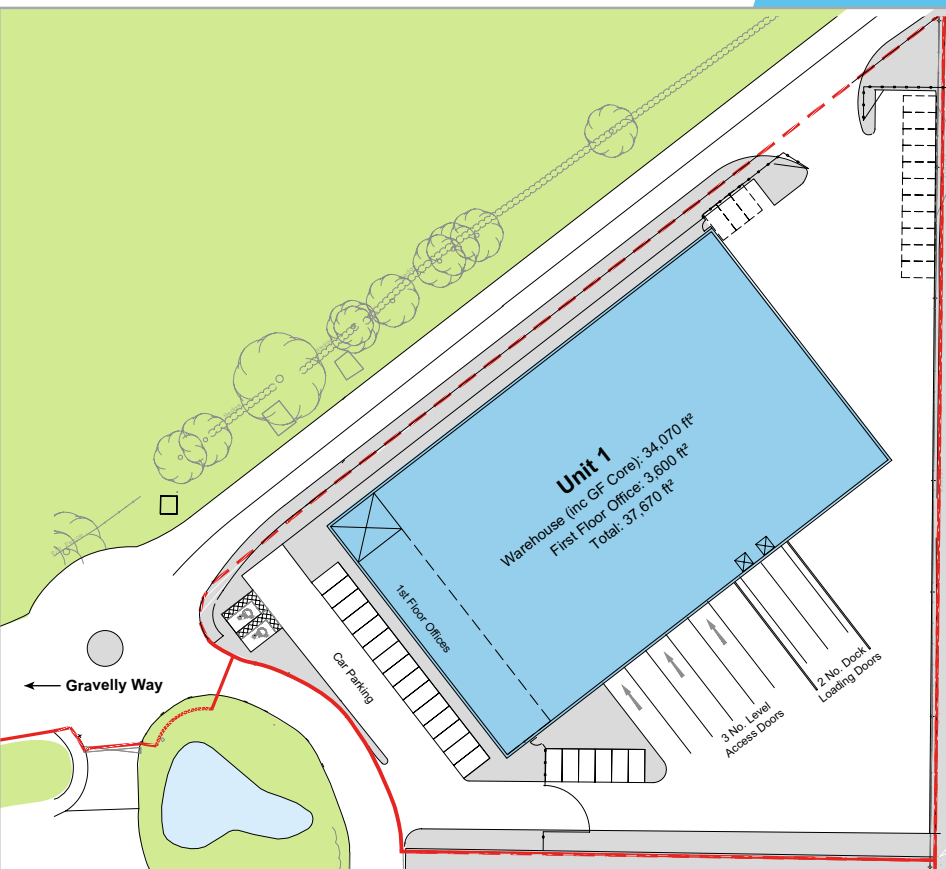
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4ashespark.com

## Location

Four Ashes is an established industrial location, approximately 6 miles to the North of Wolverhampton.

The unit is situated at the entrance to the expanding 4 Ashes Park, which benefits from excellent transport access, located just 3 miles from both Junction 12 of the M6 motorway and Junction 2 of the M54 motorway. As such, the area has attracted key occupiers including Hoppe and Gestamp. The Jaguar Land Rover engine plant at i54 is also within 4 miles. Access is via Gravelly Way, off the A449.



## Specification

### Warehouse

- 34,070 sq ft (3,165 sq m)
- Clear internal height 10m
- 50 kN m2 floor loading
- 2 dock and 3 ground level doors

### First Floor Offices

- 3,600 sq ft (334 sq m)
- Lift
- Lighting & central heating
- Raised access floor

### External

- Secure service yard
- 37 car park spaces
- External lighting

A Development by



[bericoteproperties.com](http://bericoteproperties.com)

## Further Information

For further information please contact the joint agents:



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