

GATEWAY37

AT

4ASHES PARK

GRAVELLY WAY
WOLVERHAMPTON
J12 M6

TO LET (MAY SELL)

AVAILABLE AUGUST 2018

**New production / warehouse unit
37,912 sq ft (3,522 sq m)**

- 10m Clear Internal Height
- Offices - 3,714 sq ft (345 sq m)
- 2 Dock Access Doors
- 3 Level Access Doors
- Large Secure Yard
-  within 4 miles



Sat Nav: WV10 7GW



4ashespark.com

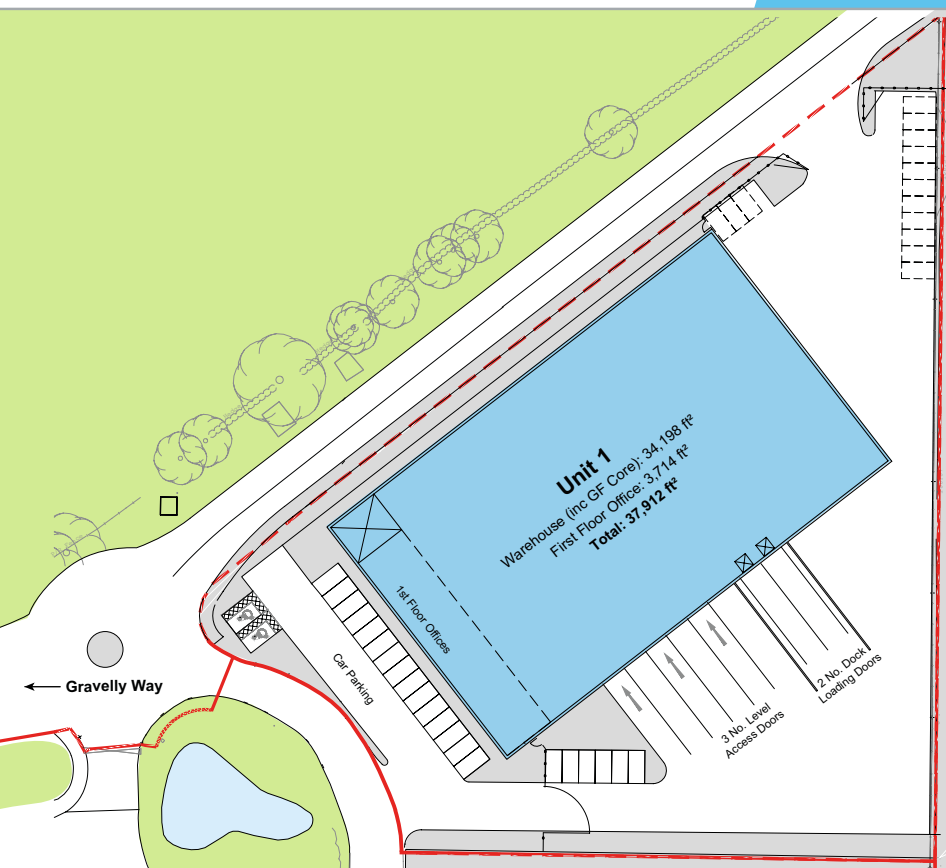
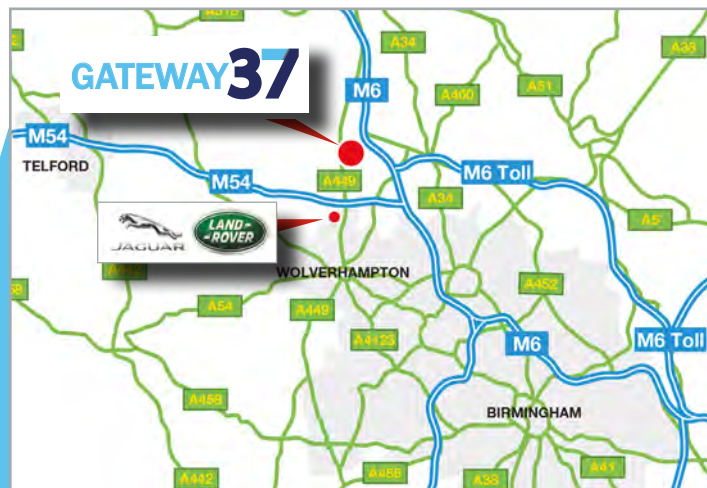
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Location

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

- 34,198 sq ft (3,177 sq m)
- Clear internal height 10m
- 50 kN m2 floor loading
- 2 dock and 3 ground level doors

First Floor Offices

- 3,714 sq ft (345 sq m)
- Lift
- Lighting & central heating
- Raised access floor

External

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

A Development by



bericoteproperties.com

Further Information

For further information please contact the joint agents:



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