

Two new industrial/warehouse units

55,423 sq ft & 138,597 sq ft

Completion Q1 2019

CANMOOR



Discovery park

AberdeenStandard
Investments

Wobaston Road
Wolverhampton WV10 6QD

discoverypark-wolverhampton.com



Brand new development

consisting of two industrial/warehouse units with planning consent for B1c, B2 & B8 uses. Available leasehold.

i54

next door to i54



within 0.5 miles of JRL engine plant



significant labour pool



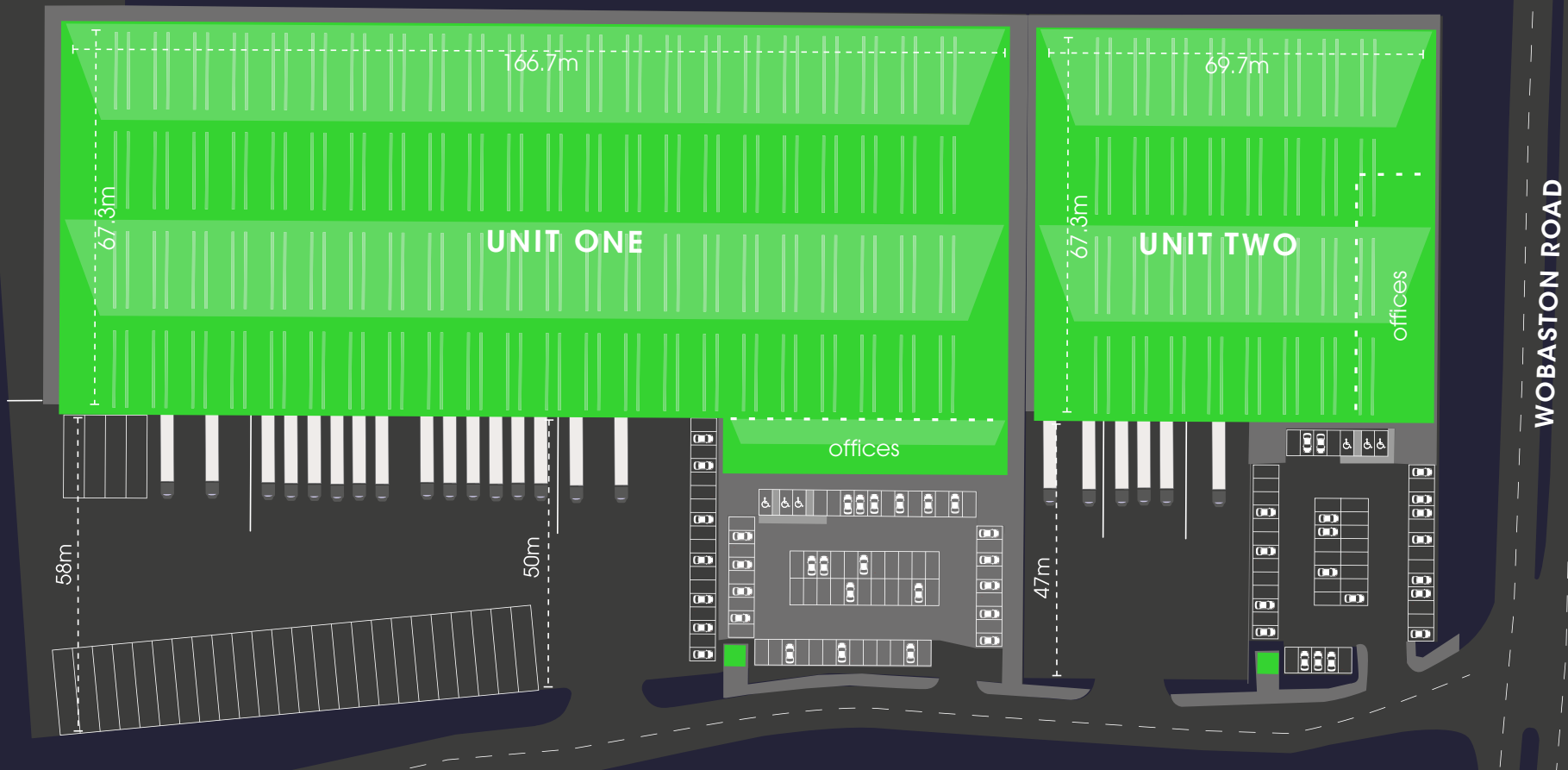
secure service yard



up to 1.5 MVA of power



enterprise zone status



Unit One

	sq m	sq ft
Warehouse	11,729	126,251
FF Offices	526	5,662
SF Offices	544	5,855
FF Plant Deck	77	829
Total	12,876	138,597

- 12 dock level doors
- 4 level loading doors
- 12m eaves
- 50-58m deep secure service yard
- 50kN per m² floor loading
- 86 car parking spaces

Unit Two

	sq m	sq ft
Warehouse	4,646	50,009
FF Offices	456	4,908
FF Plant Deck	47	506
Total	5,149	55,423

- 3 dock level doors
- 3 level loading doors
- 12m eaves
- 47m deep secure service yard
- 50kN per m² floor loading
- 56 car parking spaces

