Two new industrial/warehouse units

55,423 sq ft & 138,597 sq ft

Completion Q1 2019









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



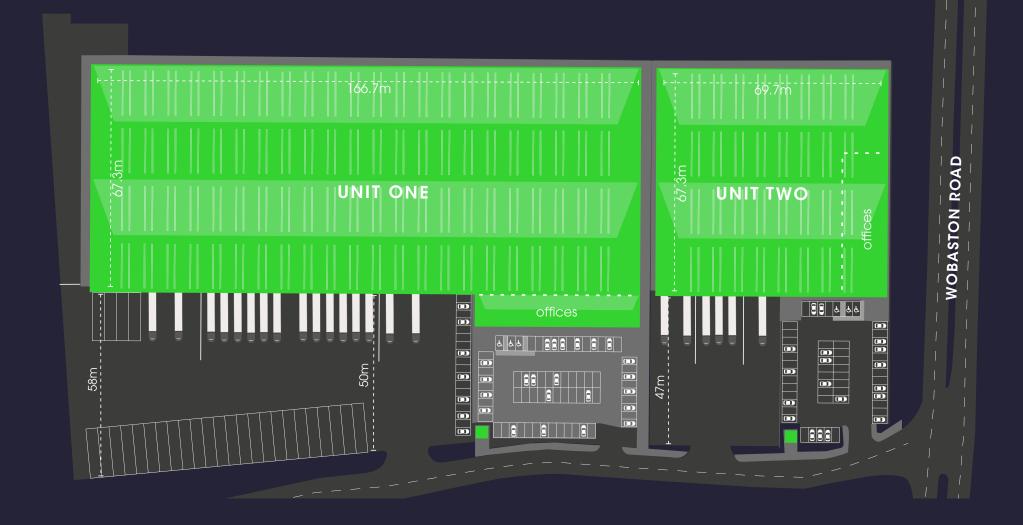
secure service yard



up to 1.5 MVA of power



enterprise zone status



Unit One

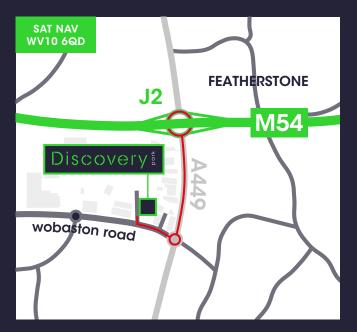
	sq m	sq ft
Warehouse	11,729	126,251
FF Offices	526	5,662
SF Offices	544	5,855
FF Plant Deck	77	829
Total	12,876	138,597

- 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	3 dock le
Warehouse	4,646	50,009	3 level lo
FF Offices	456	4,908	■ 12m eav
FF Plant Deck	47	506	47m dee50kN per
Total	5,149	55,423	50kN per56 car pc

- level doors
- pading doors
- es/
- ep secure service yard
- m² floor loading
- arking spaces





Location

Discovery Park is within a mile of Junction 2 of the M54, and is a prominently located site fronting Wobaston Road, close to its intersection with the A449 Stafford Road. The site enjoys excellent local and national communications and major business occupiers in the surrounding area include Jaguar Land Rover, TRV, BSL Ltd, ERA, Moog, Eurofins, Tentec and EWS Ltd.

Towns & Cities	miles
Wolverhampton City Centre	3.4
Birmingham	19.7
Coventry	40.4
Stoke	31.3

Demographics

7.3%

unemployment

in Wolverhampton, showing a readily available local workforce



million people

Over 550,000 people of working age within a drive time of 30 mins

approx, live within a 20 mile radius of Wolverhampton

Further information



Carl Durrant carl.durrant@eu.jll.com

Steven Jaggers steven.jaggers@eu.jll.com

discoverypark-wolverhampton.com

Nick Waddington nick.waddington@mwre.co.uk

Adam McGuinness adam.mcguinness@mwre.co.uk

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. June 2018.