

# GATEWAY37

AT


# 4ASHES PARK

GRAVELLY WAY  
WOLVERHAMPTON  
J12 M6

**TO LET**

**AVAILABLE NOW**

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



# GATEWAY37

## Specification

### Warehouse

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

### First Floor Offices

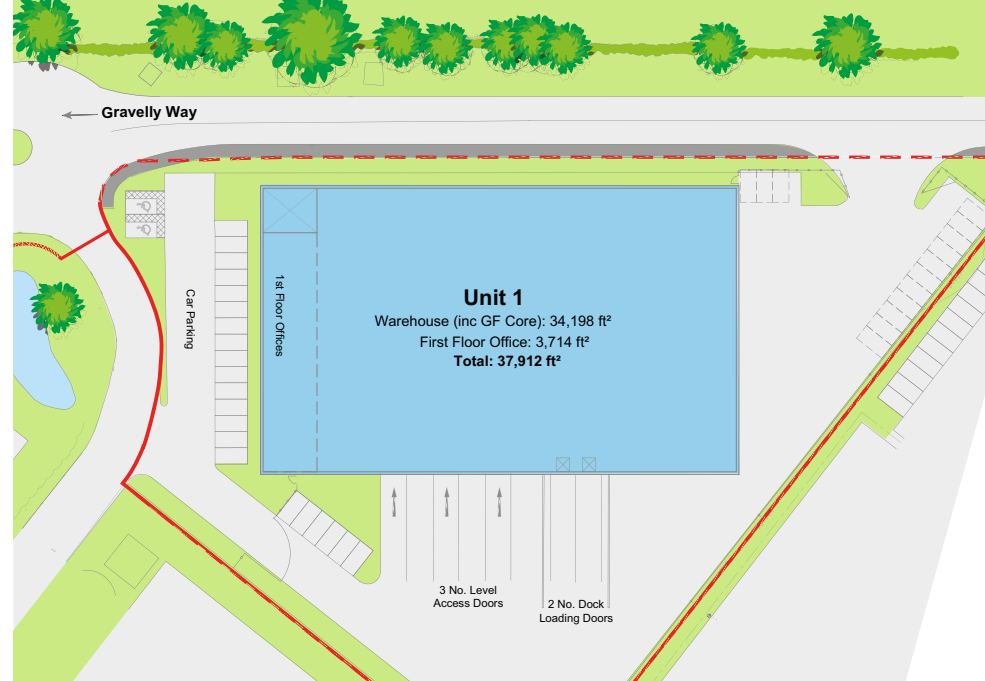
- 3,714 sq ft (345 sq m)
- Lift
- LED lighting & central heating
- Raised access floor

### External

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









## 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.

## Terms

The building is immediately available on a new full repairing and insuring lease on terms to be agreed.

## Rent

Upon application

## EPC

A (18)



A Development by



bericoteproperties.com

## Further Information

For further information please contact the joint agents:



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