

Two new industrial/warehouse units  
**56,473 sq ft & 140,419 sq ft**  
Available Now



# Discovery park



Wobaston Road  
Wolverhampton WV10 6QD

[discoverypark-wolverhampton.com](http://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 JLR engine plant



significant labour pool



secure service yard



up to 1.5 MVA of power



enterprise zone status





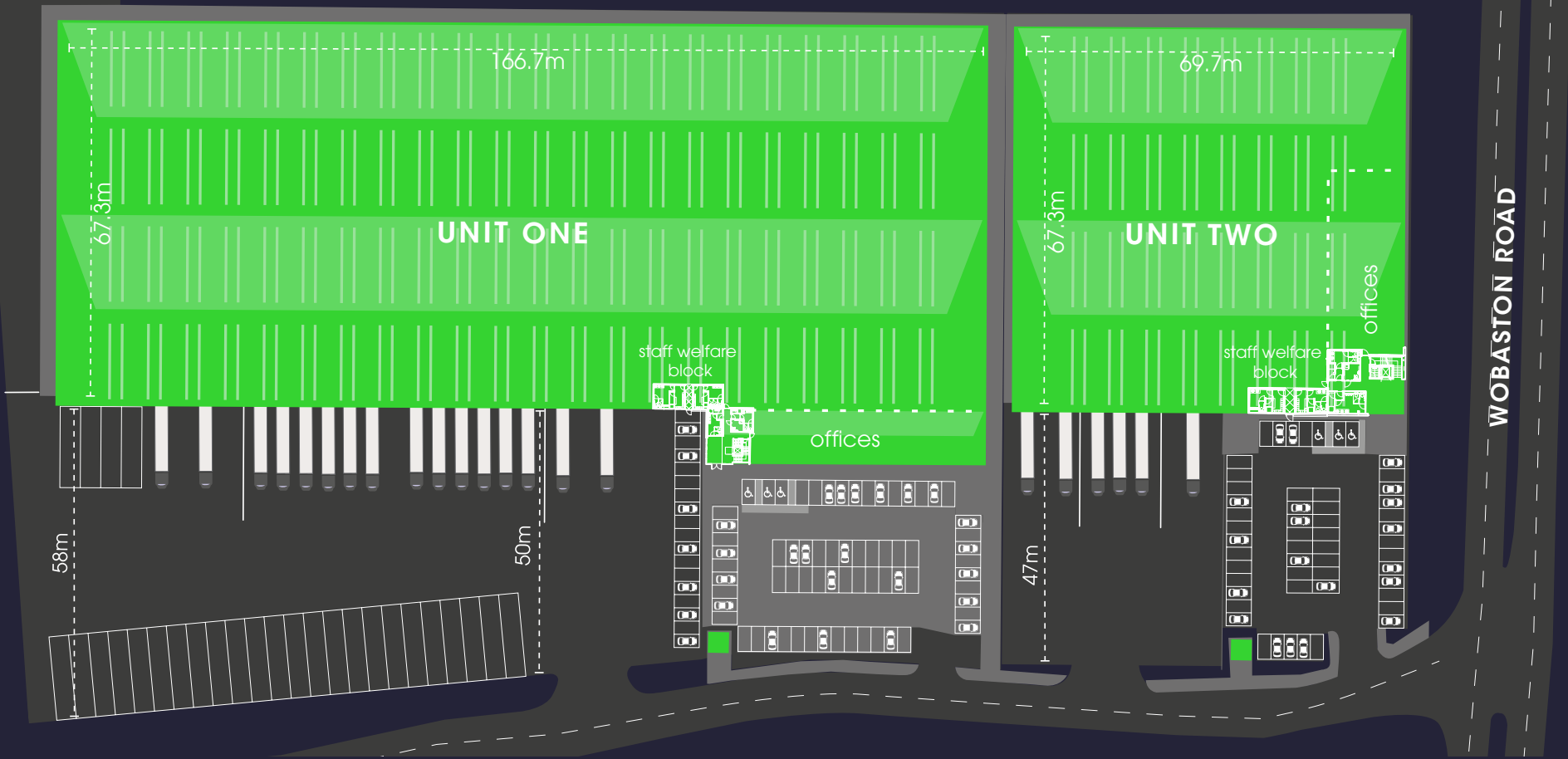
Unit 1



Unit 2



Unit 2



## Unit One

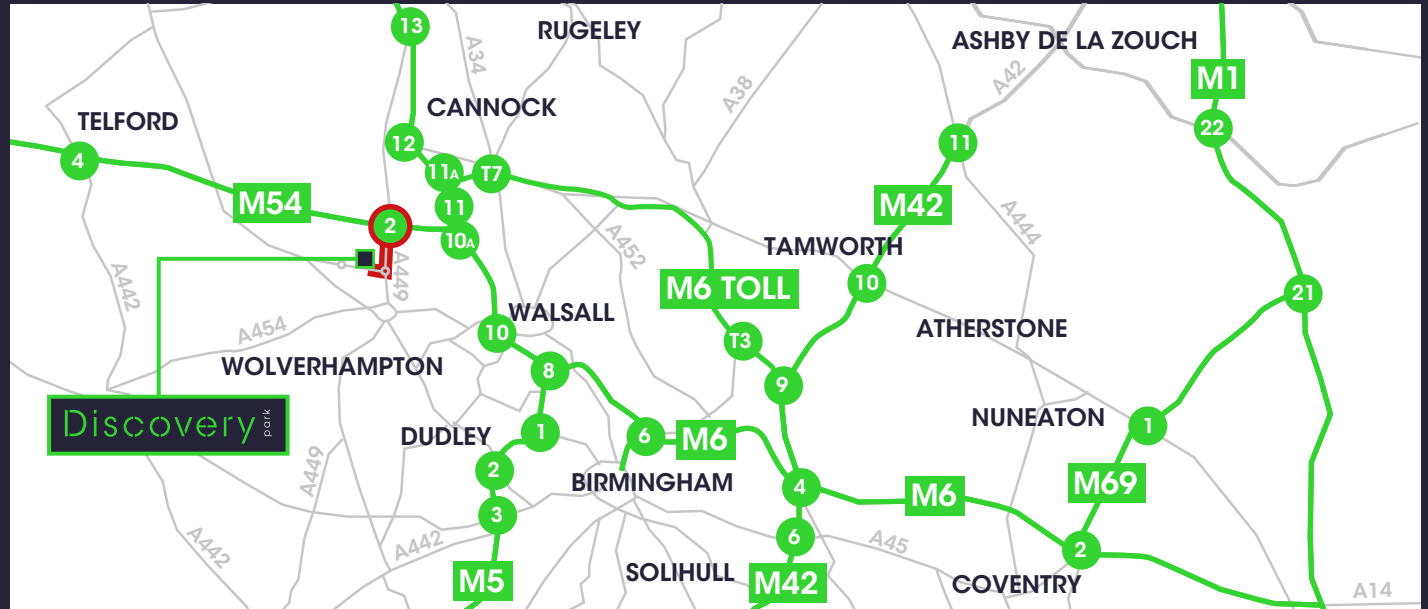
	sq m	sq ft
Warehouse	11,834.0	127,380
FF Offices	559.5	6,022
SF Offices	578.6	6,228
FF Plant Deck	73.3	789
<b>Total</b>	<b>13,045.4</b>	<b>140,419</b>

- 12 dock level doors
- 4 level loading doors
- 12m eaves
- 50-58m secure service yard
- 50kN per m<sup>2</sup> floor loading
- 86 car parking spaces
- Staff welfare block
- EPC Rating A 20

## Unit Two

	sq m	sq ft
Warehouse	4,726.4	50,875
FF Offices	473.8	5,100
FF Plant Deck	46.3	498
<b>Total</b>	<b>5,246.5</b>	<b>56,473</b>

- 3 dock level doors
- 3 level loading doors
- 12m eaves
- 47m secure service yard
- 50kN per m<sup>2</sup> floor loading
- 56 car parking spaces
- Staff welfare block
- EPC Rating A 24



## 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



**3 million people**

approx. live within a 20 mile radius of Wolverhampton



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

**30 mins**

## Further information

[discoverypark-wolverhampton.com](http://discoverypark-wolverhampton.com)



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