30,000 - 133,011 SQ FT BRAND NEW PRODUCTION / WAREHOUSE UNITS TO LET - AVAILABLE FEBRUARY 2020
PANTHEON PARK WOLVERHAMPTON HAS DETAILED PLANNING CONSENT FOR B1, B2 AND B8 USES & MAJOR OCCUPIERS IN THE LOCAL AREA INCLUDE: JAGUAR LAND ROVER, YODEL, TATA STEEL AND TRAVIS PERKINS.
PANTHEON PARK SPECIFICATION 05

MINIMUM EAVES HEIGHT OF 10 - 12.5M

UNIT 1
WAREHOUSE 30,000 SQ FT (2,787 SQ M)
FIRST FLOOR OFFICES 3,000 SQ FT (279 SQ M)
TOTAL 33,000 SQ FT (3,066 SQ M)
PLOT AREA 1.32 ACRES (0.5 HECTARES)

UNIT 2
WAREHOUSE 78,850 SQ FT (7,325 SQ M)
FIRST FLOOR OFFICES 4,000 SQ FT (372 SQ M)
TOTAL 82,850 SQ FT (7,697 SQ M)
PLOT AREA 3.72 ACRES (1.5 HECTARES)

UNIT 3A
WAREHOUSE 56,780 SQ FT (5,275 SQ M)
FIRST FLOOR OFFICES 2,800 SQ FT (260 SQ M)
TOTAL 59,580 SQ FT (5,535 SQ M)
PLOT AREA 2.74 ACRES (1.1 HECTARES)

UNIT 3B
WAREHOUSE 70,181 SQ FT (6,520 SQ M)
FIRST FLOOR OFFICES 3,250 SQ FT (302 SQ M)
TOTAL 73,431 SQ FT (6,822 SQ M)
PLOT AREA 3.74 ACRES (1.5 HECTARES)

TOTAL GIA 245,861 SQ FT (22,841 SQ M)
TOTAL PLOT AREA 11.52 ACRES (4.6 HECTARES)

ACCOMMODATION

WAREHOUSE
- MINIMUM EAVES HEIGHT OF 10 - 12.5M
- 50 kN/M² WAREHOUSE FLOOR LOADING
- BREEAM RATING “VERY GOOD”
- WAREHOUSE BUILT TO GRADE A SPECIFICATION

OFFICES
- FULLY FINISHED TO A CATEGORY A STANDARD
- HEATING, COOLING AND AIR-CON SYSTEMS
- 500 LUX LIGHTING

EXTERNAL AREAS
- LANDSCAPED ENVIRONMENT
- SELF-CONTAINED DEDICATED CAR PARKING
- UP TO 46M YARD DEPTH

WELLS TECHNICAL SERVICES LIMITED - 05
# Panttheon Park Specification

## Unit 1
- **Total Plot Area**: 1.32 acres (0.5 hectares)
- **Warehouse**: 27,000 sq ft (2,508 sq m)
- **First Floor Offices**: 3,000 sq ft (279 sq m)

## Unit 2
- **Total Plot Area**: 3.72 acres (1.5 hectares)
- **Warehouse**: 78,850 sq ft (7,325 sq m)
- **First Floor Offices**: 4,000 sq ft (372 sq m)

## Unit 3
- **Total Plot Area**: 6.48 acres (4.2 hectares)
- **Warehouse**: 126,961 sq ft (11,795 sq m)
- **First Floor Offices**: 6,050 sq ft (562 sq m)

## Total GIA
- **Total Plot Area**: 11.52 acres (6.2 hectares)
- **Total**: 247,250 sq ft (22,978 sq m)

### Accommodation
- **Warehouse**:
  - Minimum Eaves Height of 10 - 12.5m
  - 50 kN/m² Warehouse Floor Loading
  - BREEAM Rating “Very Good”
  - Warehouse Built to Grade A Specification

- **Offices**:
  - Fully Finished to a Category A Standard
  - Heating, Cooling and Air-Conditioning Systems
  - 500 Lux Lighting

- **External Areas**:
  - Landscaped Environment
  - Car Parking Areas with Separate Entrances
  - Up to 46m Yard Depth

### Specification
- 2 MVA Power Available

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**Diagram**

1. **Unit 1**
   - **Total Plot Area**: 11.52 acres
   - **Warehouse**: 30,000 sq ft (2,787 sq m)
   - **First Floor Offices**: 3,000 sq ft
   - **Total**: 33,000 sq ft

2. **Unit 2**
   - **Warehouse**: 82,850 sq ft (7,697 sq m)
   - **First Floor Offices**: 4,000 sq ft
   - **Total**: 86,850 sq ft

3. **Unit 3**
   - **Warehouse**: 126,961 sq ft (11,795 sq m)
   - **First Floor Offices**: 6,050 sq ft
   - **Total**: 133,011 sq ft

---

**Option 02**

**Sold To**

- Arnold Clark
- LOK’N’SSTORE
PANTHEON PARK IS AN EXCITING NEW PRODUCTION/WAREHOUSE DEVELOPMENT CAPABLE OF PROVIDING UNITS FROM 30,000 SQ FT TO 134,000 SQ FT. AVAILABLE FOR OCCUPATION FROM FEBRUARY 2020.
PANTHEON PARK IS SITUATED IN A PROVEN INDUSTRIAL AND MANUFACTURING LOCATION.

LOCATED 4 MILES FROM THE M6 (J10) VIA THE A454, THE SITE IS IN ONE OF THE TOP 5 UK DISTRIBUTION LOCATIONS.

SOURCE: OFFICE FOR NATIONAL STATISTICS

DRIVE TIMES

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AIRPORTS

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SOURCE: OFFICE FOR NATIONAL STATISTICS

POPULATION

2 MILLION PEOPLE ARE OF WORKING AGE IN THE WEST MIDLANDS

UNEMPLOYMENT

LOCAL UNEMPLOYMENT RATE IS 7.5%, HIGHER THAN THE UK AVERAGE OF 4.2%

LOCATION

BASED IN ONE OF THE UK'S TOP 5 DISTRIBUTION LOCATIONS

OCCUPATION

13% ARE EMPLOYED IN THE MANUFACTURING SECTOR