

Two new industrial/warehouse units

**56,473 sq ft & 140,419 sq ft**

Available Now

CANMOOR



# Discovery park

**AberdeenStandard**  
Investments

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 1



Unit 1





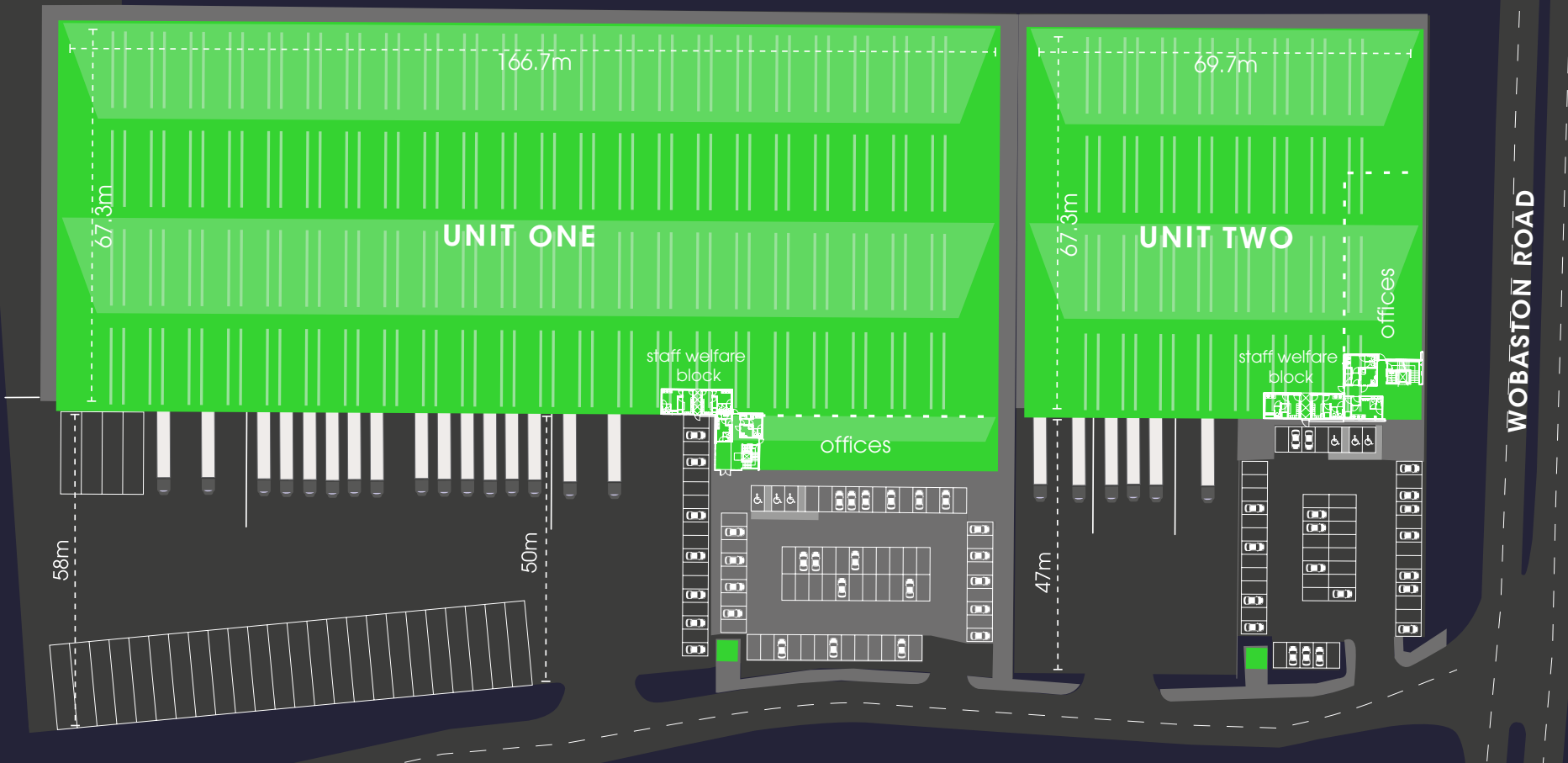
Unit 1



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



