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

Available Now



1111 park



Wobaston Road Wolverhampton WV10 6QD

discoverypark-wolverhampton.com



Brand new development

i54

next door to i54



within 0.5 miles of JLR engine plant



significant labour pool

Consisting of two industrial/warehouse units with planning consent for B1c, B2 & B8 uses. Available leasehold.



secure service yard



up to 1.5 MVA

of power



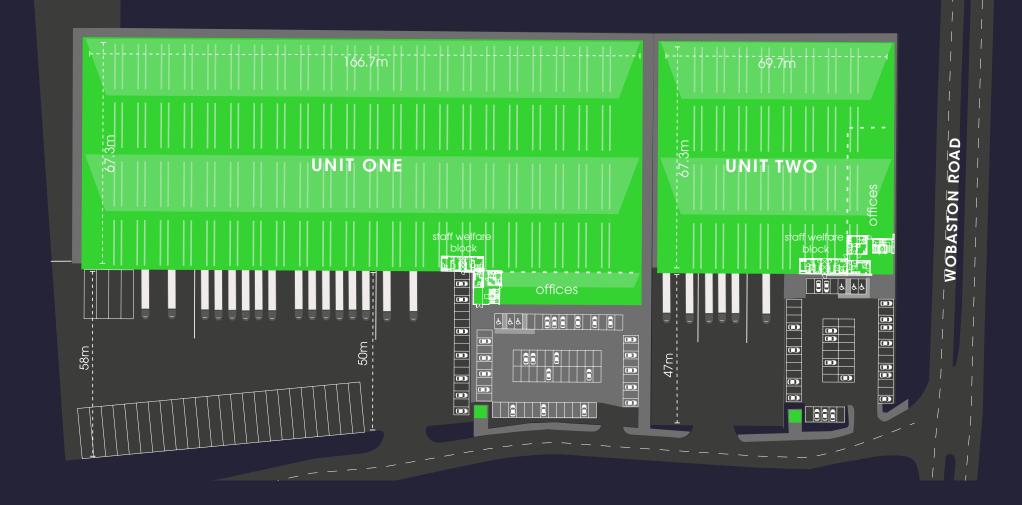
enterprise zone status











Unit One

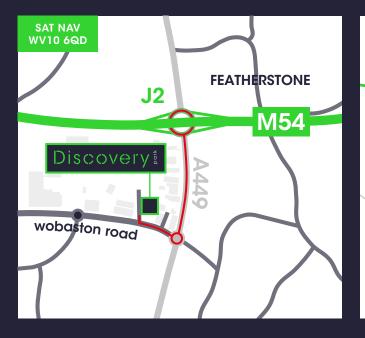
	sq m	sq ft
Warehouse	11,834.0	127,380
FF Offices	559.5	6,022
SF Offices	578.6	6,228
FF Plant Deck	73.3	789
Total	13,045.4	140,419

- 12 dock level doors
- 4 level loading doors
- 12m eaves
- 50-58m secure service yard
- 50kN per m² floor loading
- 86 car parking spaces
- Staff welfare block
- EPC Rating A 20

Unit Two

	sq m	sq fi
Warehouse	4,726.4	50,875
FF Offices	473.8	5,100
FF Plant Deck	46.3	498
Total	5,246.5	56,473

- 3 dock level doors
- 3 level loading doors
- 12m eaves
- 47m secure service yard
- 50kN per m² floor loading
- 56 car parking spaces
- Staff welfare block
- EPC Rating A 24



RUGELEY ASHBY DE LA ZOUCH M1 CANNOCK **TELFORD** M54 M42 TAMWORTH M6 TOLL WALSALL **ATHERSTONE** WOLVERHAMPTON NUNEATON Discovery DUDLEY 6 = M6 M69 BIRMINGHAM M6 SOLIHULL M42 **M5** COVENTRY A14

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



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



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