

PANTHEONPARK

WOLVERHAMPTON - WV11 3DR



30,000 - 134,000 SQ FT
BRAND NEW PRODUCTION /
WAREHOUSE UNITS
TO LET - AVAILABLE Q4 2019

AN EXCEPTIONAL OPPORTUNITY

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.



i54 SOUTH STAFFORDSHIRE - JAGUAR LAND ROVER

M54 J2

M6 J10
4 MILES

PANTHEON PARK

WOLVERHAMPTON SWIMMING + FITNESS CENTRE

BENTLEY BRIDGE LEISURE & RETAIL PARK

SAINSBURY'S

MERCEDES BENZ

EURO CAR PARTS

WOLVERHAMPTON CCG

EUROCELL

COOPER COATED COILS

ENERGY SEAL

ACENTA STEEL

RALPH MARTINDALE & CO

ONBOARD CORRUGATED

WEDNESFIELD WAY

FASTLINE STEEL SERVICES

PLANETARY ROAD

JENKS & CATTELL

TSG ELECTRICAL SERVICES

HOWDEN JOINERY

GLM

ACTION MIDLANDS

CARVERS

STRAWBERRY LANE

ARCELOR MITTAL

THRIFTY RENTAL

SCREWFIX

GREGGS

AUTO-BAHN

ZINCAST FOUNDRY

MORELOCK SIGNS

NEACHELLS LANE

BP

ASPRAY LOGISTICS

SUEZ RECYCLING

EDWARD HOWELL GALVANIZERS

ARNOLD CLARK

DISTRUPOL

WINSTER

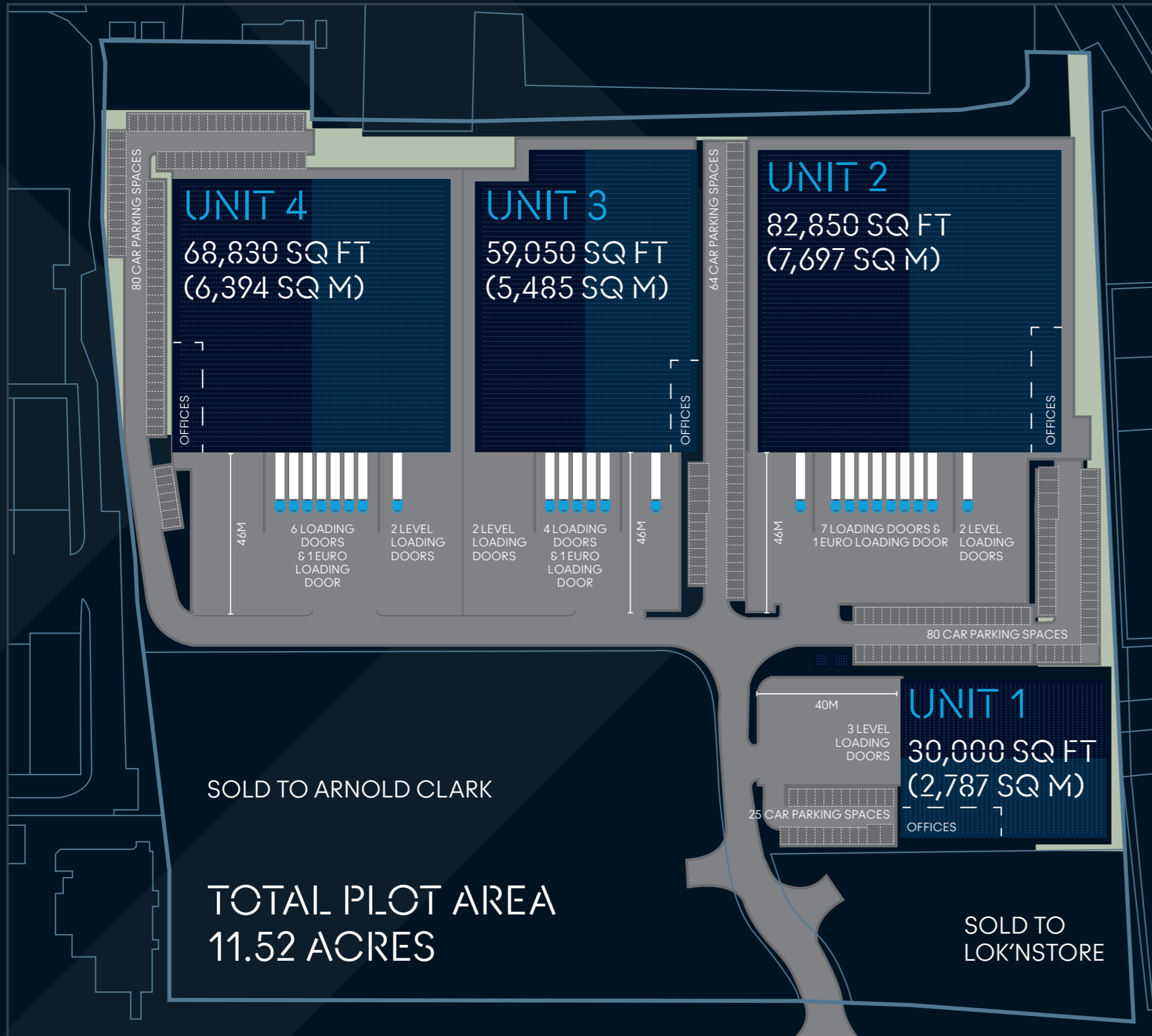
PSS HIRE

WATERY LANE

SECURITY HARDWARE

BUILT TO A HIGH SPECIFICATION

OPTION 01



MINIMUM EAVES
HEIGHT OF 10 - 12.5M



UP TO 46M
YARD DEPTH



50 kN/M² WAREHOUSE
FLOOR LOADING



BREEAM RATING
"VERY GOOD"



2 MVA POWER
AVAILABLE

ACCOMMODATION

UNIT 1

WAREHOUSE	27,000 SQ FT	2,508 SQ M
FIRST FLOOR OFFICES	3,000 SQ FT	279 SQ M
TOTAL	30,000 SQ FT	2,787 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 3

WAREHOUSE	56,250 SQ FT	5,225 SQ M
FIRST FLOOR OFFICES	2,800 SQ FT	260 SQ M
TOTAL	59,050 SQ FT	5,485 SQ M
PLOT AREA	2.76 ACRES	1.1 HECTARES

UNIT 4

WAREHOUSE	65,580 SQ FT	6,092 SQ M
FIRST FLOOR OFFICES	3,250 SQ FT	302 SQ M
TOTAL	68,830 SQ FT	6,394 SQ M
PLOT AREA	3.72 ACRES	1.5 HECTARES

TOTAL GIA	240,730 SQ FT	22,364 SQ M
TOTAL PLOT AREA	11.52 ACRES	4.6 HECTARES

SPECIFICATION

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

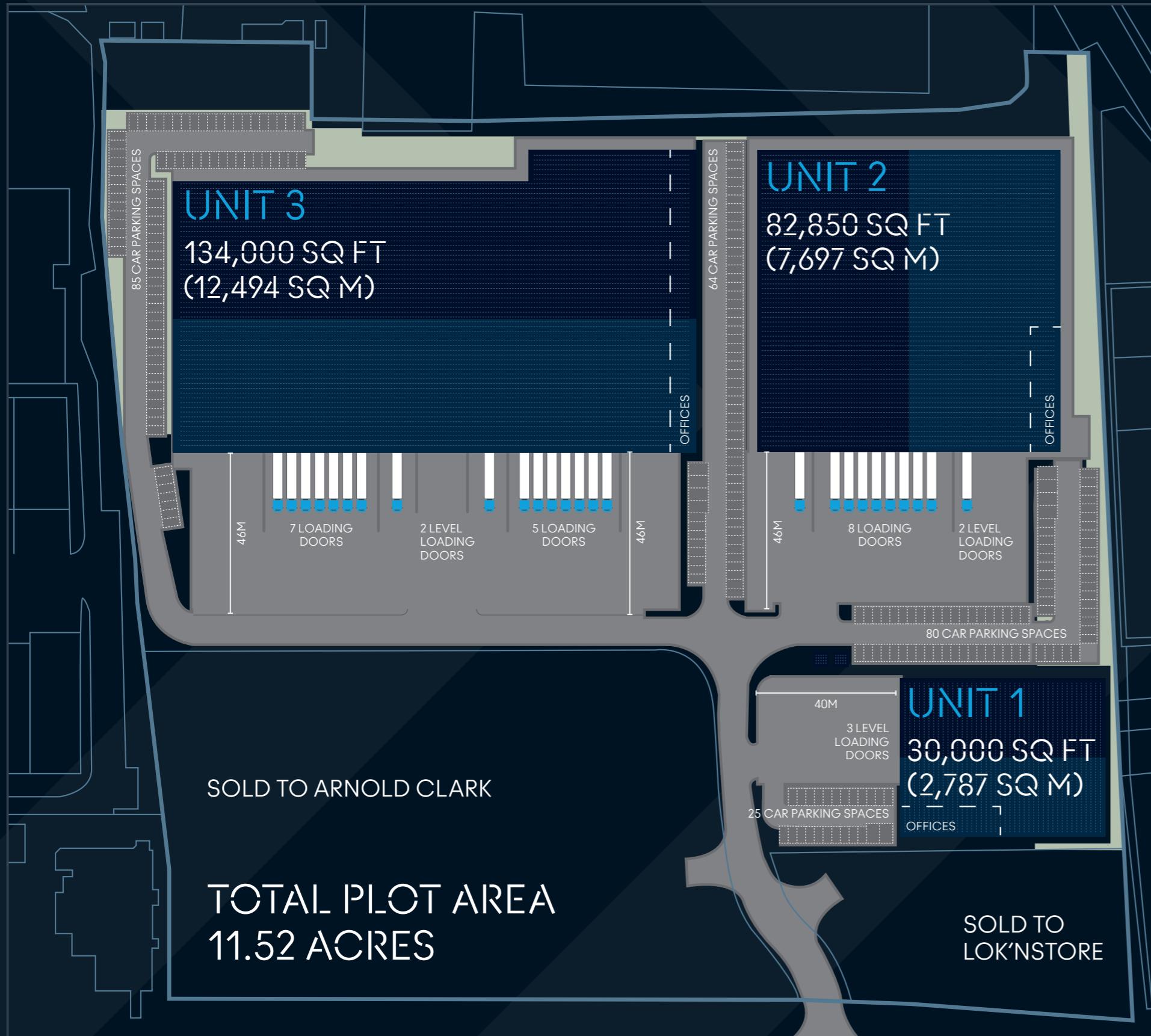
- » FULLY FINISHED TO A CATEGORY A STANDARD
- » HEATING, COOLING AND AIR-CON SYSTEMS
- » 500 LUX LIGHTING

EXTERNAL AREAS

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

BUILT TO A HIGH SPECIFICATION

OPTION 02



MINIMUM EAVES
HEIGHT OF 10 - 12.5M



UP TO 46M
YARD DEPTH



50 kN/M² WAREHOUSE
FLOOR LOADING



BREEAM RATING
"VERY GOOD"



2 MVA POWER
AVAILABLE

ACCOMMODATION

UNIT 1

WAREHOUSE	27,000 SQ FT	2,508 SQ M
FIRST FLOOR OFFICES	3,000 SQ FT	279 SQ M
TOTAL	30,000 SQ FT	2,787 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 3

WAREHOUSE	128,000 SQ FT	11,900 SQ M
FIRST FLOOR OFFICES	6,400 SQ FT	594 SQ M
TOTAL	134,000 SQ FT	12,494 SQ M
PLOT AREA	6.48 ACRES	2.6 HECTARES

TOTAL GIA	247,250 SQ FT	22,978 SQ M
TOTAL PLOT AREA	11.52 ACRES	4.6 HECTARES

SPECIFICATION

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

ON A STRATEGIC SITE

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 Q4 2019.



SOLD TO LOK'N STORE

IN A PREMIER LOCATION

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.

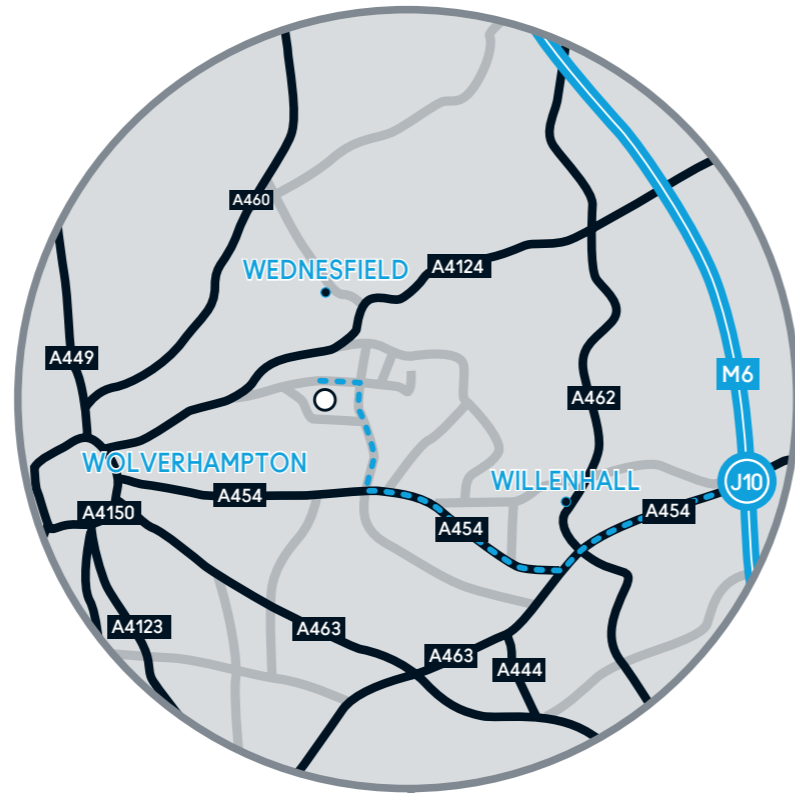
SOURCE: OFFICE FOR NATIONAL STATISTICS

DRIVE TIMES

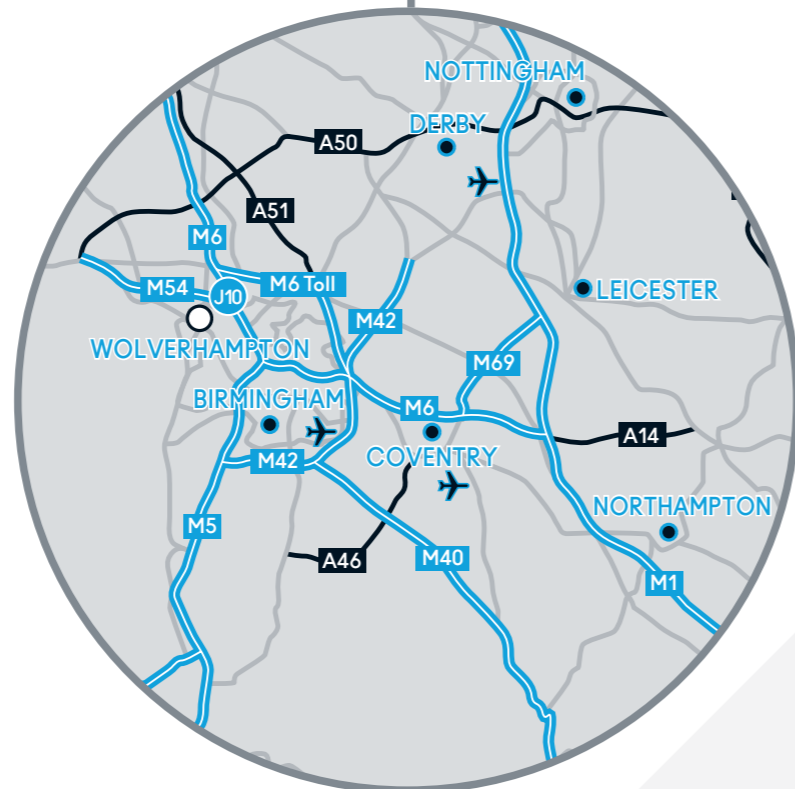
PORT	MILES	TIME
LIVERPOOL	93	1 HR 45 MINS
SOUTHAMPTON	154	3 HR 49 MINS
FELIXSTOWE	176	3 HR 9 MINS
DOVER	212	4 HR 3 MINS

AIRPORTS	MILES	TIME
BIRMINGHAM	25	49 MINS
COVENTRY	36	58 MINS
EAST MIDLANDS	48	59 MINS
MANCHESTER	67	1 HR 25 MINS
LONDON HEATHROW	125	2 HR 12 MINS
LONDON GATWICK	162	2 HR 54 MINS

SOURCE: GOOGLE MAPS



SAT NAV
WV11 3DR



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

- 0-90 MINS
- 90 - 180 MINS
- 180 - 270 MINS



SOURCE: OFFICE FOR NATIONAL STATISTICS

SOURCE: DRIVE TIME MAPS



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A DEVELOPMENT BY



STOFORD

Bridges
Fund Management

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These particulars are believed to be correct at the date of publication, but their accuracy is in no way guaranteed, neither do they form part of any contract. All areas are approximate.