



**AVAILABLE NOW**  
**WOLVERHAMPTON ▸ 450**

M6/J12 | GRAVELLY WAY | WOLVERHAMPTON | WV10 7GW

CROSS-DOCKED  
WAREHOUSE/DISTRIBUTION UNIT

**448,089 sq ft**  
**TO LET**

- 15 metre clear internal height
- 50 metre and 98 metre yard depth
- 190 HGV parking spaces
- 60 dock levellers

[www.wolverhampton450.com](http://www.wolverhampton450.com)

PANATTONI





WOLVERHAMPTON 450 - CROSS-DOCKED WAREHOUSE



WOLVERHAMPTON 450 - EXTERNAL VIEW

Wolverhampton 450 is just five minutes' HGV drive from junction 12 of the M6. From here, most of England's major population centres can be reached in under three hours.

## AN EXCEPTIONAL BUILDING

The 448,089 sq ft cross-docked unit is equipped with 60 dock levellers and yards of up to 98 metres.

Accessed from a new junction on the A449, Wolverhampton 450 is ideally placed for the retail and automotive supply chains in the West Midlands. It can also draw on a highly skilled available labour force, in an area where wages are competitive by regional standards.

The building is complete and available now.





Wolverhampton 450 is in an established, successful location and is ideally located close to the M6 at junction 12.



WOLVERHAMPTON 450 - EXTERNAL VIEWS



## DEMOGRAPHICS

With over 222,600 people working in logistics in the West Midlands it's clear that the workforce has all the necessary skills and experience.

### Suitable workforce



222,600 employed in logistics in the West Midlands

Source: West Midlands Freight strategy 2016

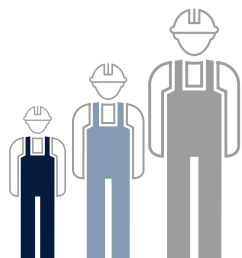


Nearly 2 million people of working age in the West Midlands

\* West Midlands Met. County

Source: nomis - Official labour market statistics

### Average weekly wage comparison



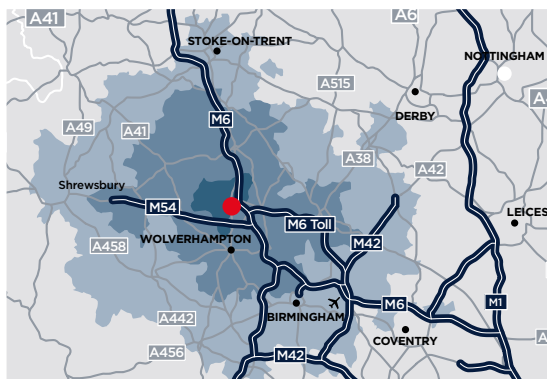
Wolverhampton  
**£497.90**

West Midlands  
**£514.90**

Great Britain  
**£552.30**

Source: nomis - Official labour market statistics

### Drive to work times



Over 1.5 million people live within a 45 minute drive to work time of Wolverhampton450.



0-15 mins

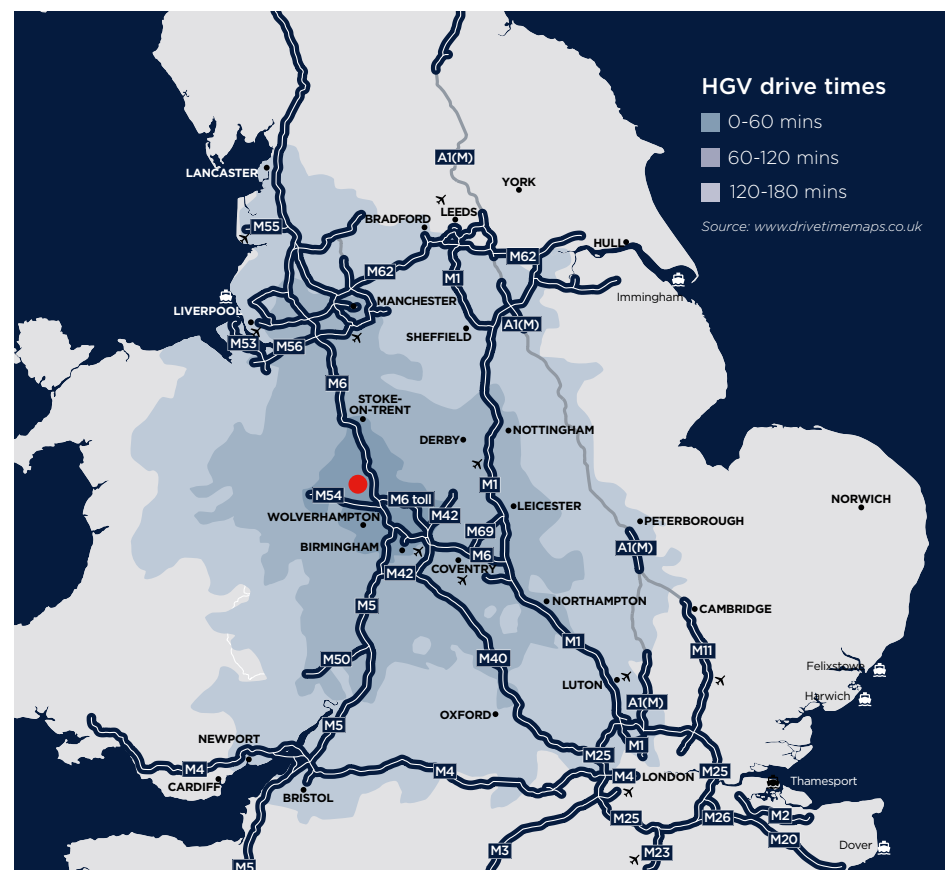


15-30 mins



30-45 mins

Source: www.drivetimemaps.co.uk



### HGV drive times

0-60 mins  
60-120 mins  
120-180 mins

Source: www.drivetimemaps.co.uk

### HGV drive times

#### CITIES

Drive times	Distance	Journey
Wolverhampton	6.5 miles	18 mins
Birmingham	21 miles	47 mins
Manchester	67 miles	2 hrs 6 mins
Liverpool	86 miles	2 hrs 29 mins
Bristol	102 miles	2 hrs 52 mins
London, M25	113 miles	3 hrs 15 mins

Source: UK Haulier

#### RAIL FREIGHT

Drive times	Distance	Journey
Hams Hall	25 miles	43 mins
BIFT	26 miles	51 mins
DIRFT	56 miles	1 hr 39 mins

#### AIRPORTS

Birmingham	32 miles	1 hr 4 mins
East Midlands	48 miles	1 hr 19 mins

#### PORTS

Liverpool	83 miles	2 hrs 28 mins
Hull	134 miles	3 hrs 49 mins



## PANATTONI

**Panattoni is the UK development arm of Panattoni Europe, the largest developer of logistics facilities in Europe.**

Panattoni Europe has delivered over 40 million sq ft of new build industrial space in the last two years, representing a product value approaching £3 billion. This success has been driven by our unrivalled access to global capital markets and our determination to exceed our clients' expectations.

Panattoni projects are characterised by **innovation, flexibility, speed and convenience.** Not for the sake of simply getting the job done, but to provide our customers with real cost, service and performance advantages.



HIGH QUALITY CURTAIN WALLING AND GLAZING SYSTEM




ALL STEELWORK IS PRE-FINISHED WITH A FACTORY APPLIED TWO PART EPOXY COATING

GALVANISED COLORCOAT PRISMA® STEEL CLADDING WITH A 25 YEAR WARRANTY




WOLVERHAMPTON 450


Warehouse	424,888 sq ft	39,473 sq m
Main office	12,864 sq ft	1,195 sq m
2 x Two storey hub office	10,038 sq ft	933 sq m
Gatehouse	298 sq ft	28 sq m
<b>TOTAL</b>	<b>448,089 sq ft</b>	<b>41,629 sq m</b>



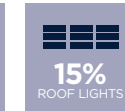
**15m**  
CLEAR INTERNAL  
HEIGHT




**50kN/m²**  
FLOOR  
LOADING




**9 Tonne**  
RACK LEG  
LOADING




**15%**  
ROOF LIGHTS




**2.1**  
MVA




**60**  
DOCK  
LEVELLERS



**8**  
LEVEL ACCESS  
DOORS

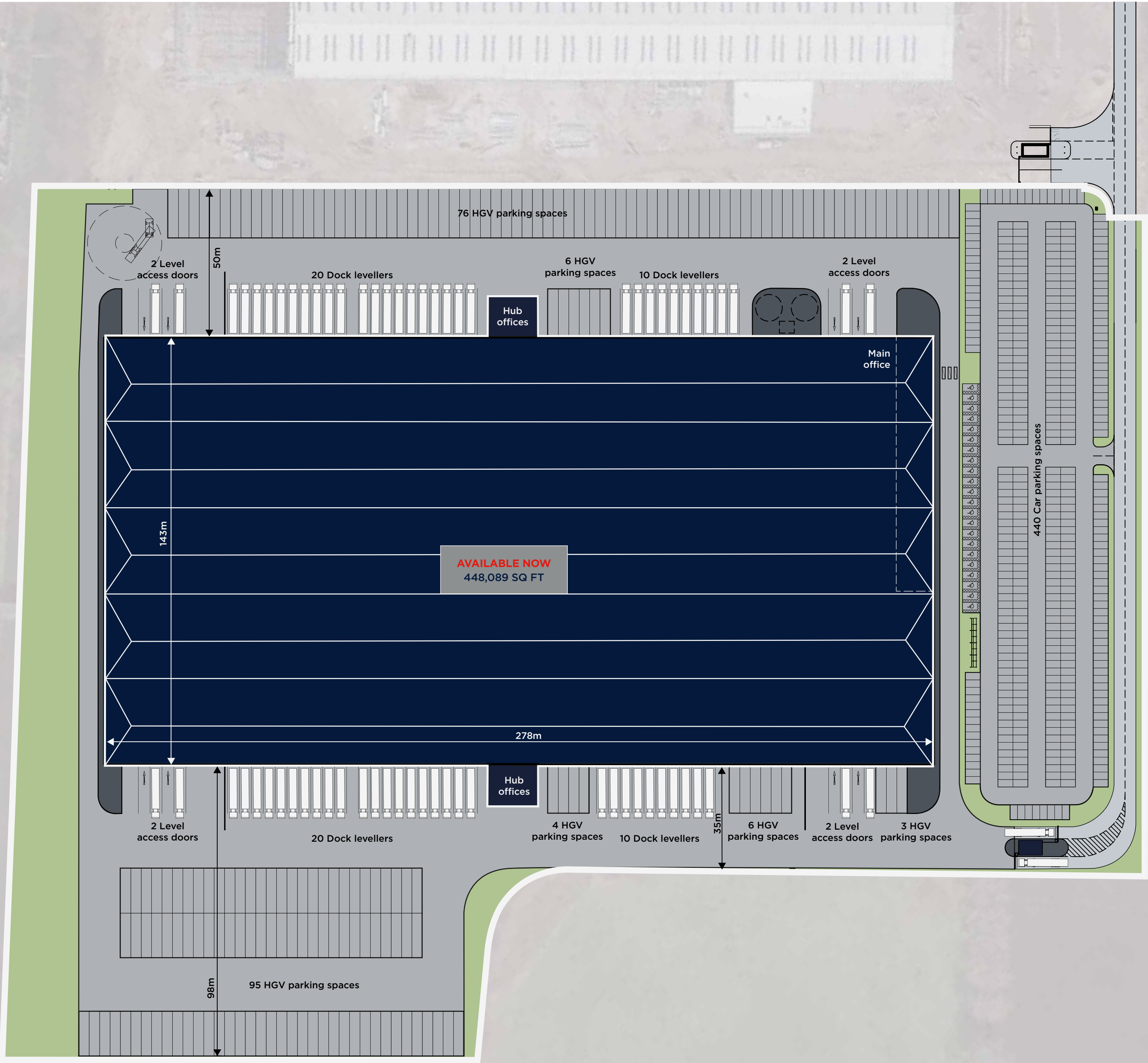


**190**  
HGV PARKING  
SPACES



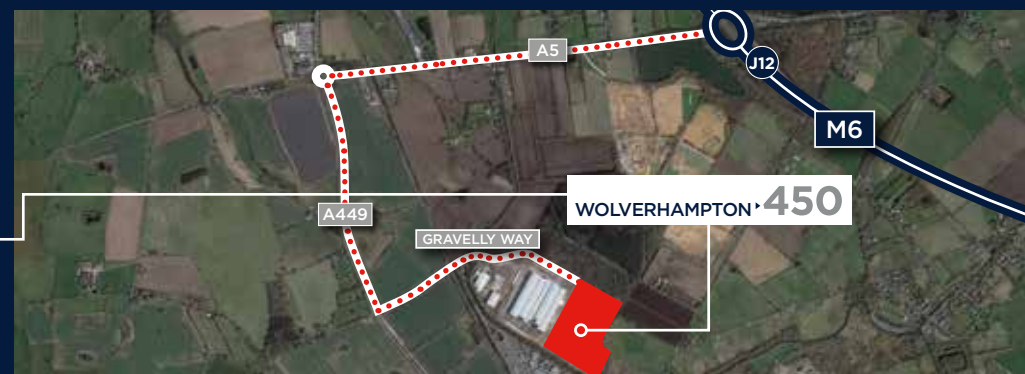
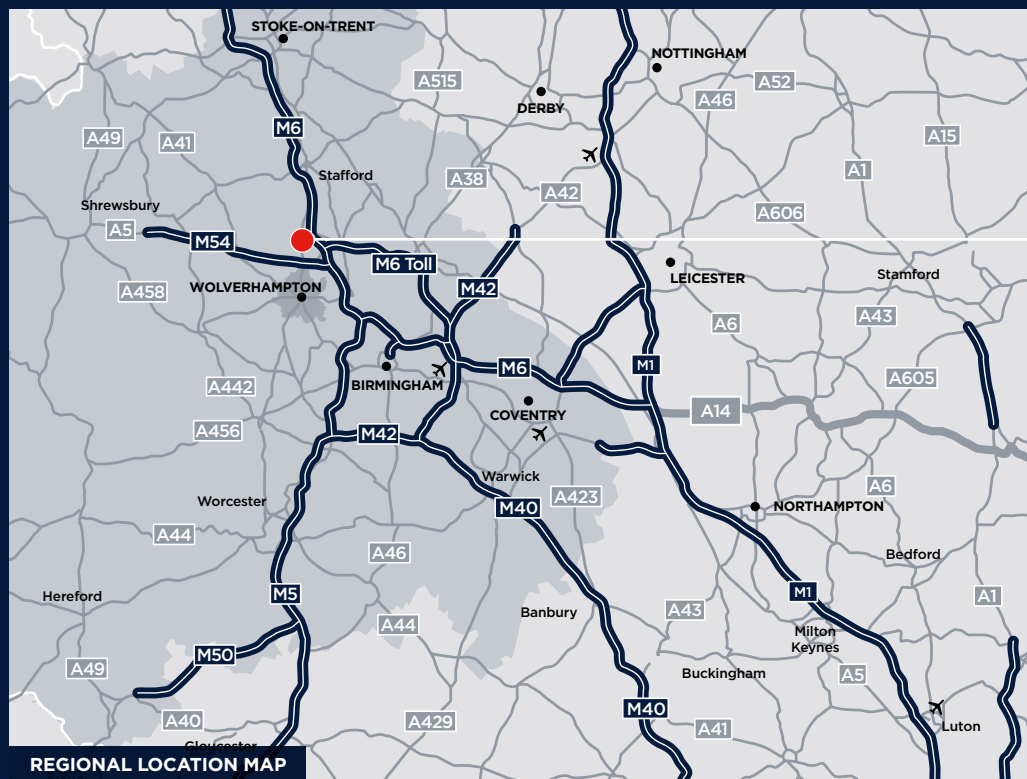
**440**  
CAR PARKING  
SPACES

Built to BREEAM rating of 'Very Good'  
EPC rating of 'A'  
**A** 0-25





## OUTSTANDING MOTORWAY LINKS CLOSE TO THE M6, M6 TOLL, M54 AND A5



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