



BARBERRY55

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DETACHED SELF-CONTAINED
INDUSTRIAL / URBAN LOGISTICS UNIT

TO LET / FOR SALE
55,575 SQ FT

WELL LANE, WEDNESFIELD WAY, WEDNESFIELD WV11 1TB
2 MILES FROM WOLVERHAMPTON CITY CENTRE/3.3 MILES FROM J10 M6

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WOLVERHAMPTON
CITY CENTRE 2.2 MILES

JAGUAR
LAND ROVER
JLR ENGINE PLANT
6.3 MILES

PLANETARY
INDUSTRIAL ESTATE

BENTLEY BRIDGE
RETAIL & LEISURE PARK

BENTLEY BRIDGE
BUSINESS PARK

PETROL STATION

Sainsbury's

OS
DONGHUA

NHS

TOOLSTATION

QUIPO
CRUISE PARTS

WELL LANE

BARBERRY 55

A4124
WEDNESFIELD WAY

Travis Perkins

M6 JUNCTION 10
3.3 MILES

BARBERRY 55

The property is situated just off the A4124 Wednesfield Way and is in close proximity to Bentley Bridge Retail & Leisure Park.

The property is located 3.3 miles from J10 of the M6 and 3.4 miles to J2 of the M54.

Industrial estates close by include Planetary Industrial Estate, Key Industrial Park, and Pantheon Park. Local businesses in the area include Accelor Mittal, Assa Abloy, Cooper Coated Coils, Euro Car Parts, EFD Induction, Howdens, James Lister, Screwfix, Travis Perkins and Yodel.











- 582,000 people live within 20 minute drive of the city centre
- 3 million people live within 20 mile radius
- Wolverhampton is one of the most successful industrial conurbations in the UK attracting Jaguar Land Rover, Moog, Eurofins and ISP, collectively employing circa 2,000 people
- Jaguar Land Rover to invest a further £450 million in i54 which will double its workforce
- Over 30,000 students in higher education
- University of Wolverhampton has approximately 23,000 students and is expanding
- The university plans to invest circa £250 million over the next five years creating additional courses, new facilities and innovate new ventures
- Barberry 55 is perfectly situated in close proximity to M6, M6 toll, M54, M5, M42.

ACCOMMODATION

The detached steel portal framed unit will be delivered to a high quality with first floor offices to the front elevation.

| | | |
|---------------------|---------------------|-------------------|
| Warehouse | 52,610 sq ft | 4,888 sq m |
| First floor offices | 2,965 sq ft | 275 sq m |
| Total | 55,575 sq ft | 5,163 sq m |

SPECIFICATION

-  10m clear internal height
-  4 dock levellers (including 1 Euro dock leveller)
-  2 level access loading doors
-  50m yard depth
-  45 car parking spaces
-  First floor offices
-  Provision for Electric Vehicle charging points
-  Gated secure yard / self-contained site
-  50 kN sq m
-  500 KVA power supply (upgrade available)

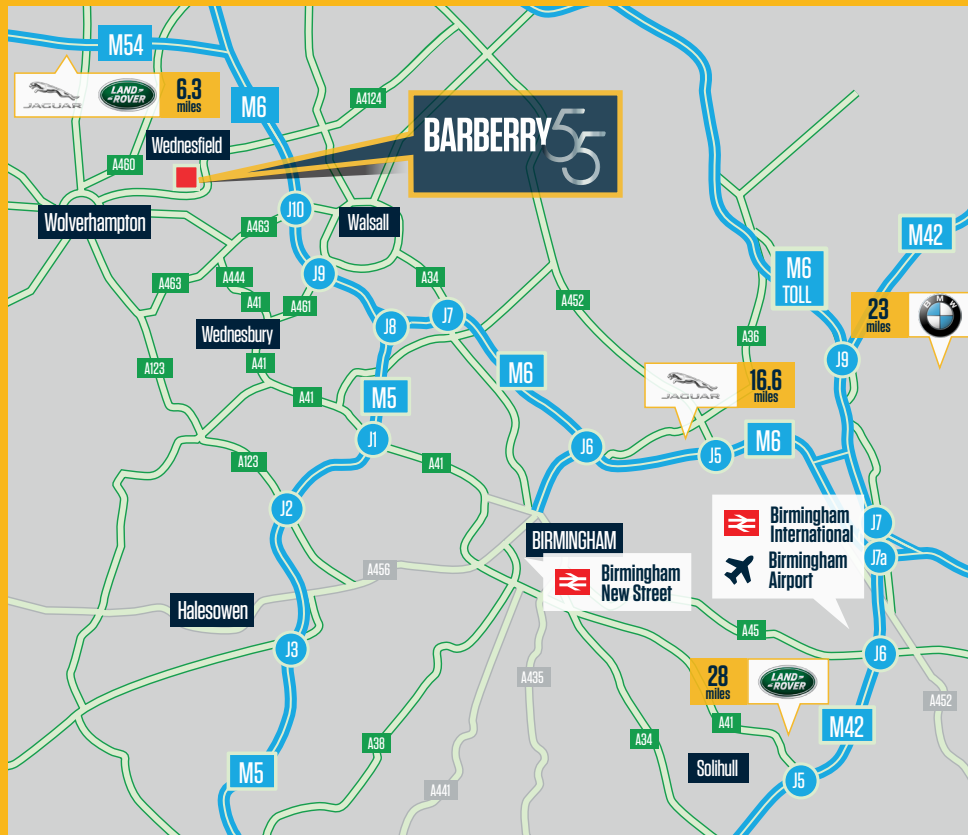
EPC

To be built to an EPC 'A' rating.

USES

The new facility has planning consent for B1c, B2 & B8 uses.





SAT NAV WV11 1TB

For more information visit
WWW.BARBERRY55.CO.UK

3.4 MILES
Junction 2 - M54

3.3 MILES
Junction 10 - M6

10.6 MILES
Junction 2 - M5

2.2 MILES
Wolverhampton
City Centre

6.3 MILES
JLR Engine Plant

23 MILES
BMW Hams Hall



Enquiries _____

Another development by
BARBERRY

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