



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



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



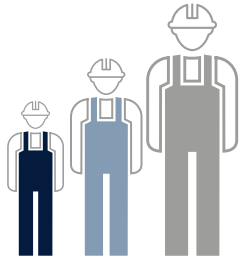
222,600 employed in logistics in the West Midlands

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



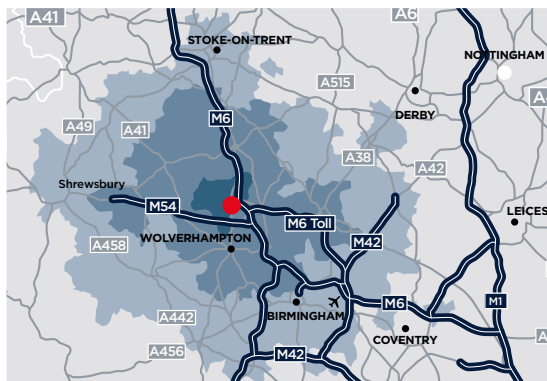
Wolverhampton
£497.90

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

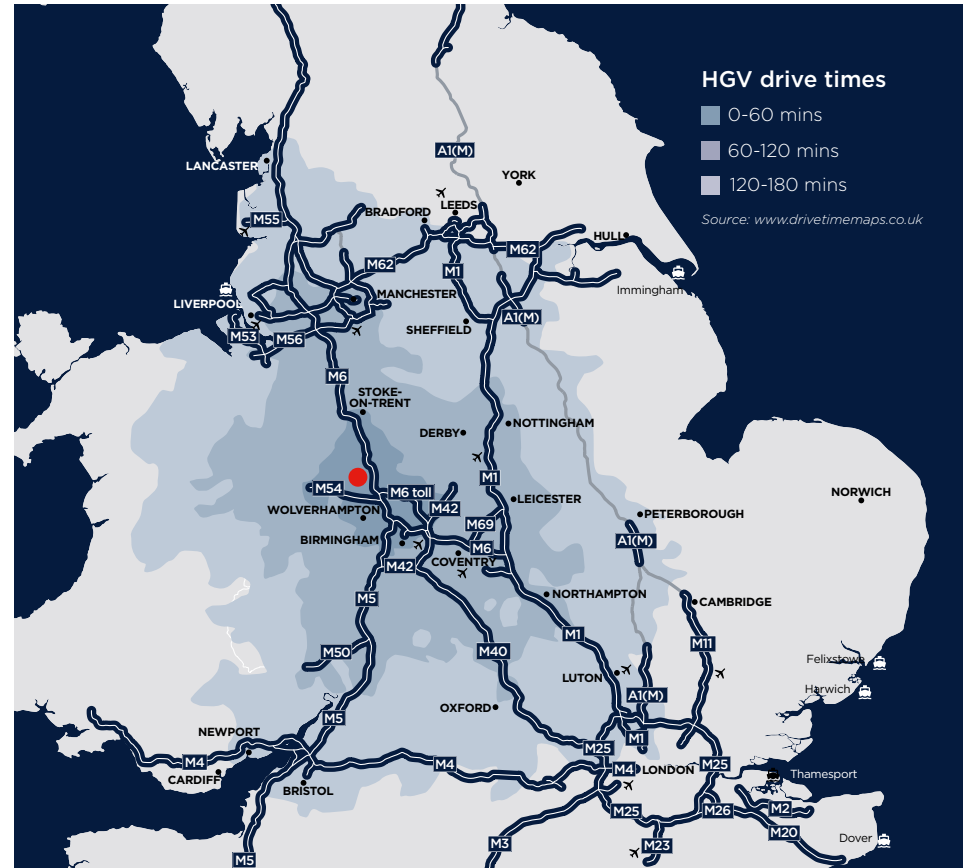


15-30 mins



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 world's largest privately owned industrial developer with 26 offices across the globe, having developed over 320 million sq ft. In the UK, Panattoni is the largest speculative developer with over 6.5 million sq ft of development underway.

Panattoni has an enviable record which we are justly proud of, but we have our eye firmly fixed on the future. Overall, our aim is to provide customers with the quality of product on which their business can depend. This is achieved through our continual investment in engineering improvement and employing a 'best in class' supply chain, supported through our experienced delivery team.

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.

www.panattoni.co.uk



HIGH QUALITY CURTAIN WALLING AND GLAZING SYSTEM



GALVANISED COLORCOAT PRISMA® STEEL CLADDING WITH A 25 YEAR WARRANTY



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

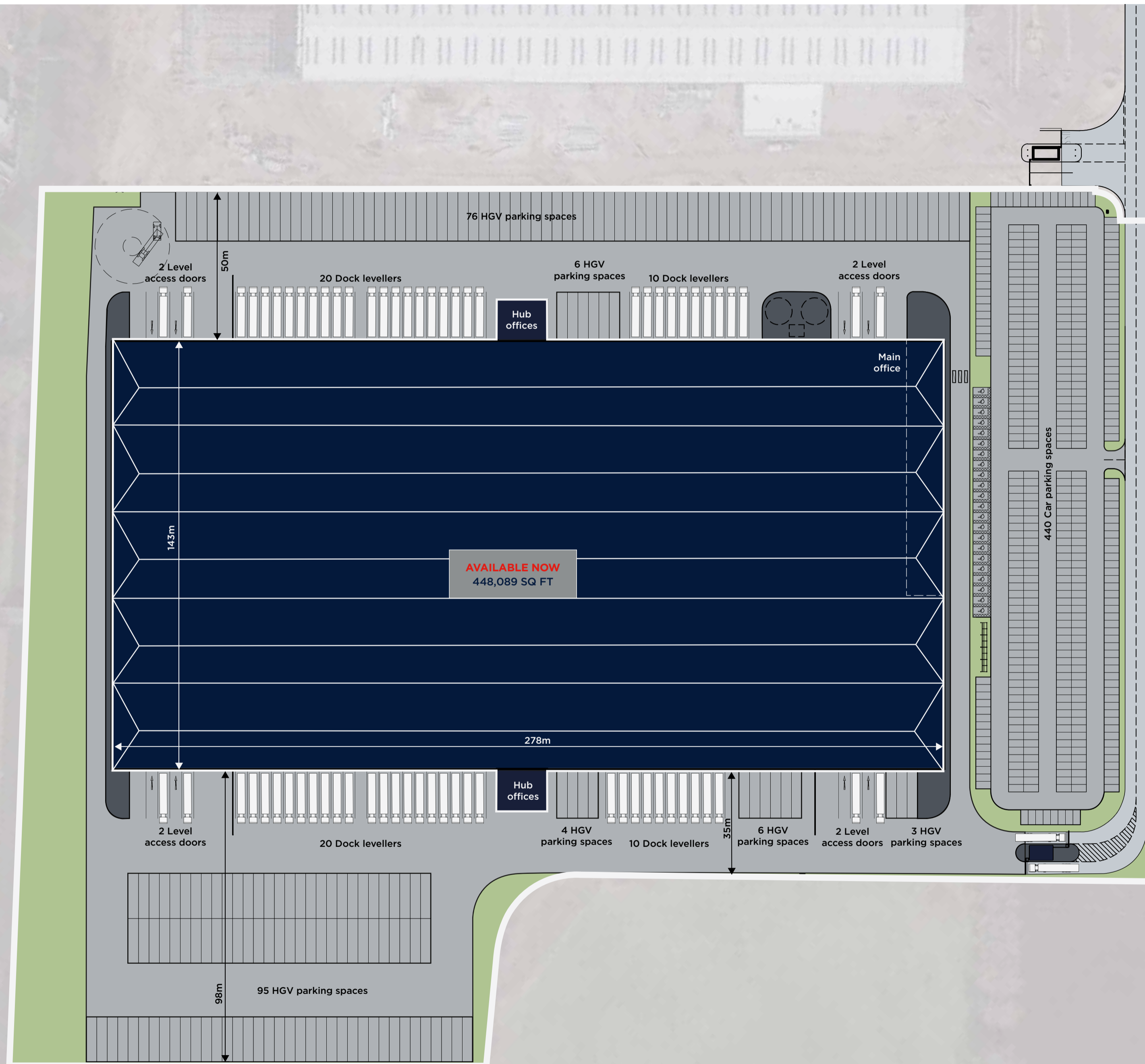
WOLVERHAMPTON 450

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
TOTAL	448,089 sq ft	41,629 sq m

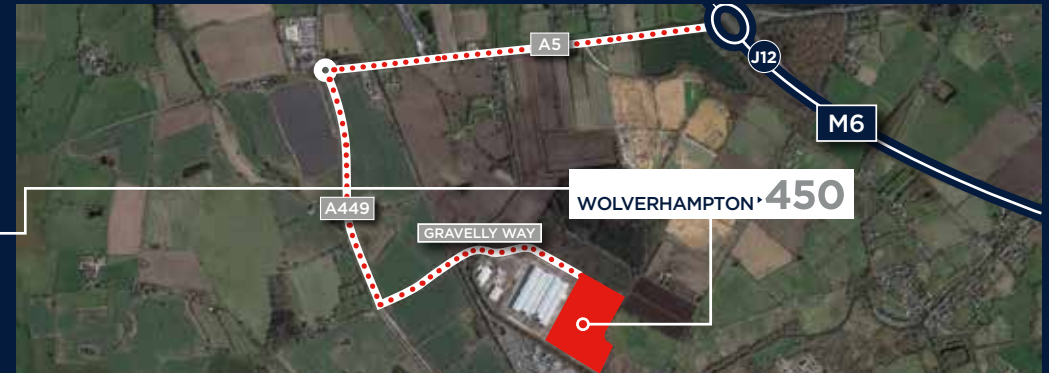
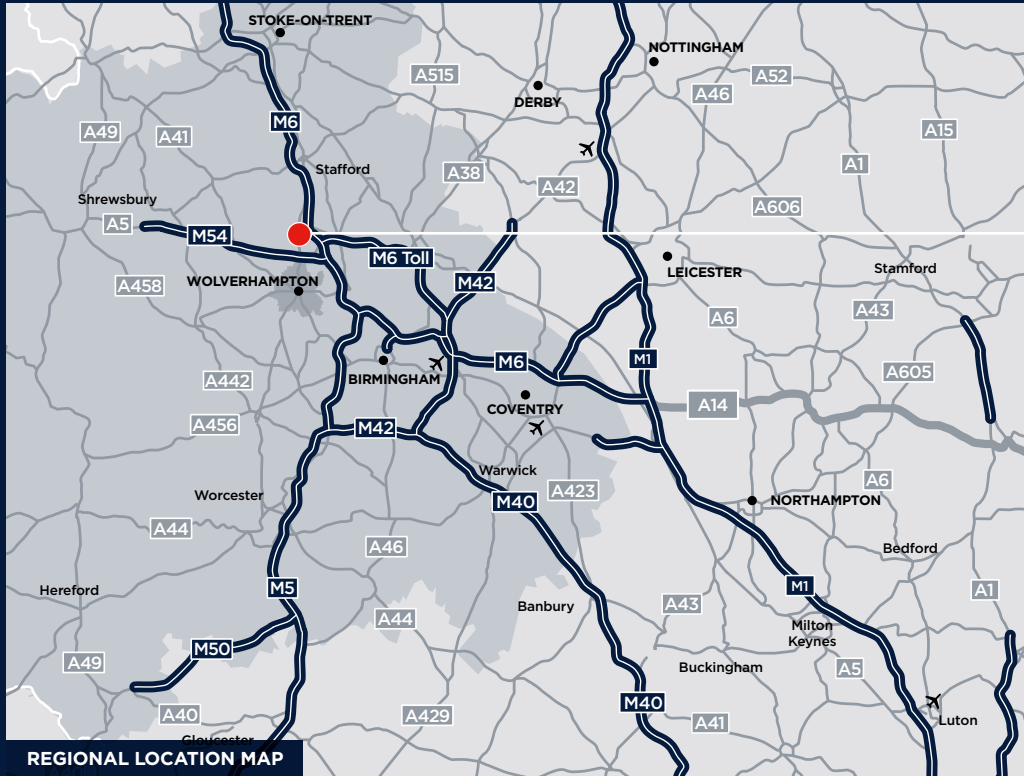
- 15m CLEAR INTERNAL HEIGHT
- 50kN/m² FLOOR LOADING
- 9 Tonne RACK LEG LOADING
- 15% ROOF LIGHTS
- 2.1 MVA
- 60 DOCK LEVELLERS
- 8 LEVEL ACCESS DOORS
- 190 HGV PARKING SPACES
- 440 CAR PARKING SPACES

Built to BREEM rating of 'Very Good'
EPC rating of 'A'

A 13



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



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