

Two new industrial/warehouse units

55,423 sq ft & 138,597 sq ft

Completion Q1 2019

CANMOOR



Discovery park

AberdeenStandard
Investments

Wobaston Road
Wolverhampton WV10 6QD

discoverypark-wolverhampton.com



Brand new development

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

i54

next door to i54



within 0.5 miles of JRL engine plant



significant labour pool



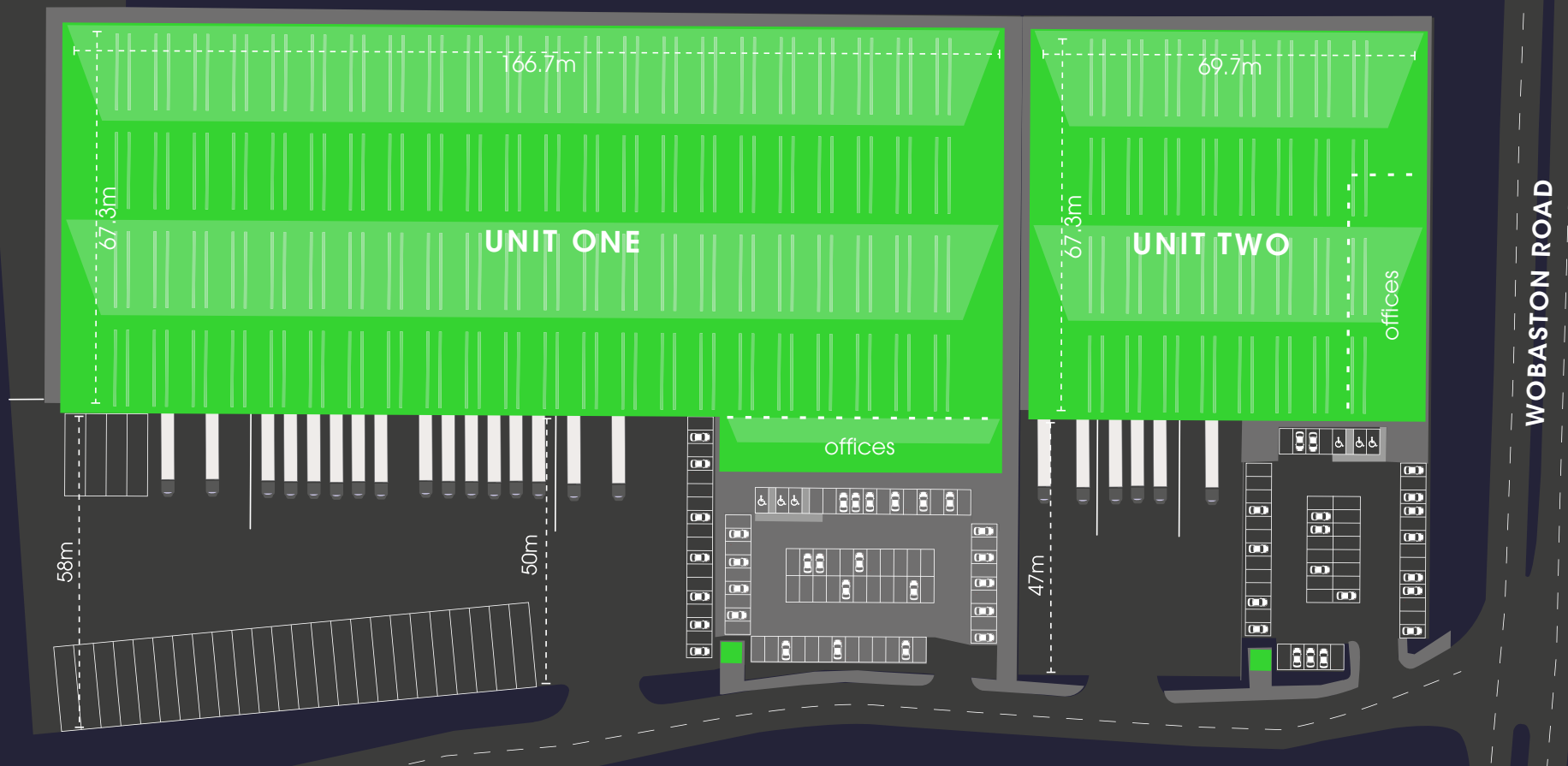
secure service yard



up to 1.5 MVA of power



enterprise zone status

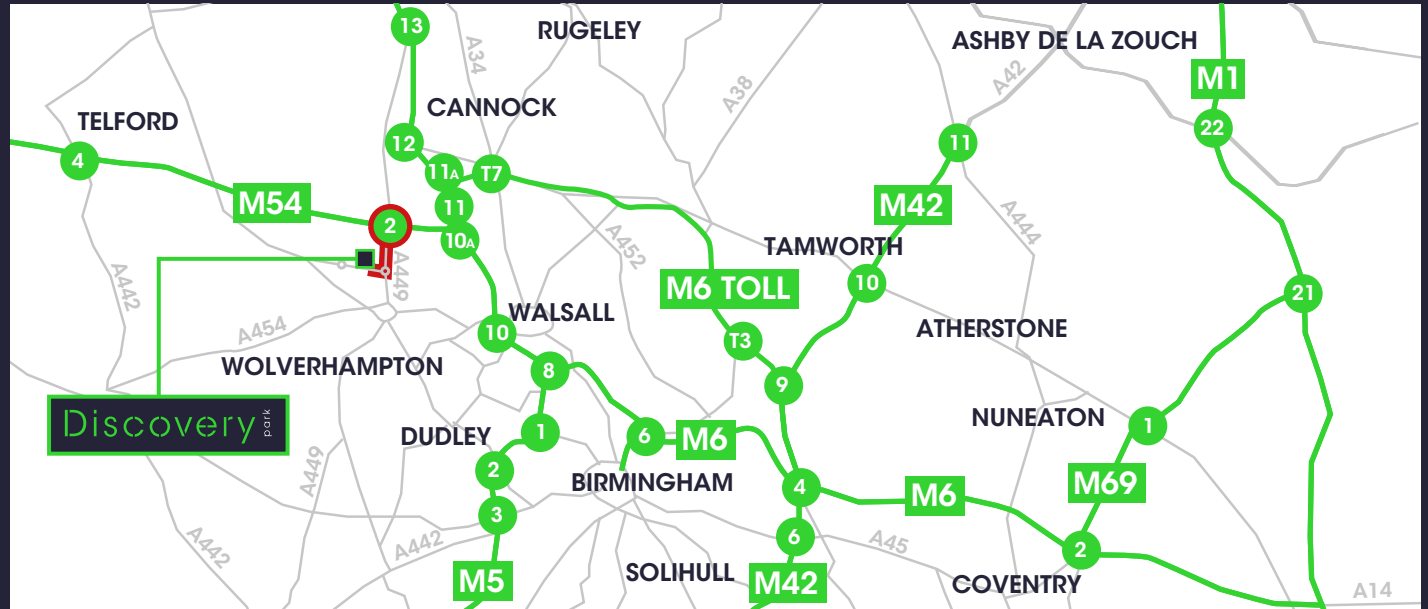
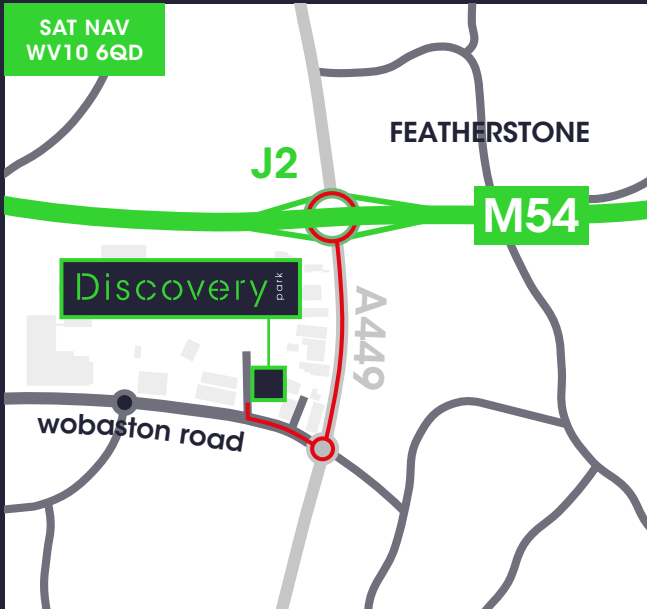


Unit One

	sq m	sq ft	
Warehouse	11,729	126,251	■ 12 dock level doors
FF Offices	526	5,662	■ 4 level loading doors
SF Offices	544	5,855	■ 12m eaves
FF Plant Deck	77	829	■ 50-58m deep secure service yard
Total	12,876	138,597	■ 50kN per m ² floor loading
			■ 86 car parking spaces

Unit Two

	sq m	sq ft	
Warehouse	4,646	50,009	■ 3 dock level doors
FF Offices	456	4,908	■ 3 level loading doors
FF Plant Deck	47	506	■ 12m eaves
Total	5,149	55,423	■ 47m deep secure service yard
			■ 50kN per m ² floor loading
			■ 56 car parking spaces



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

7.3%

unemployment
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

discoverypark-wolverhampton.com



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