

lupus park

WOBASTON ROAD ■ WOLVERHAMPTON ■ WV10 6QD

SCOTTISH WIDOWS INVESTMENT PARTNERSHIP

CANMOOR



Design & Build opportunities on a 10.5 Acre site with **planning consent for B1c, B2 & B8 uses**

40,000 to 200,000 sq ft **All Enquiries**

- Adjacent to Jaguar Land Rover
- M54 J2 - 1 mile
- M6 J10A - 2.9 miles
- B1c, B2 & B8 uses

WOLVERHAMPTON

www.canmoor.com/wolverhampton

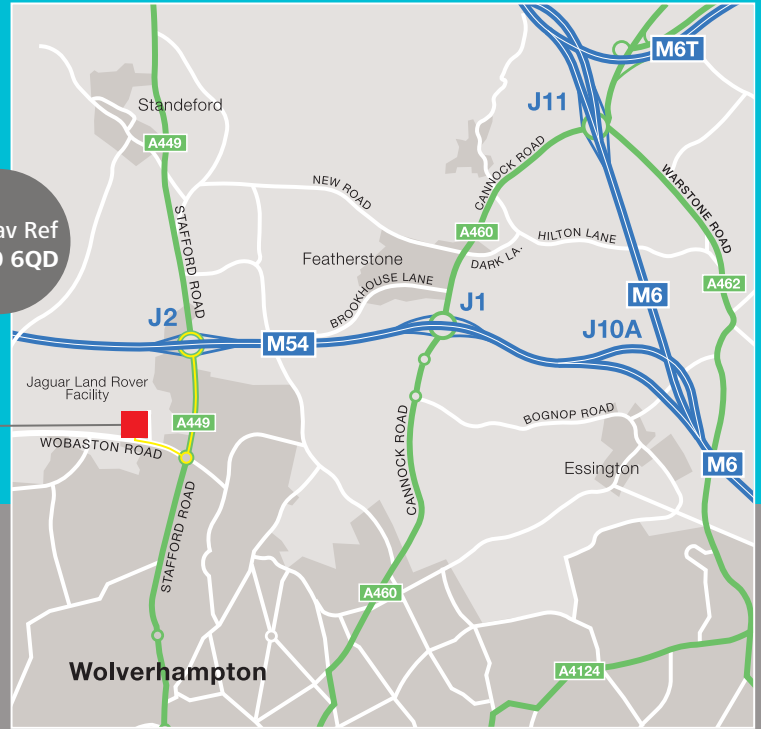
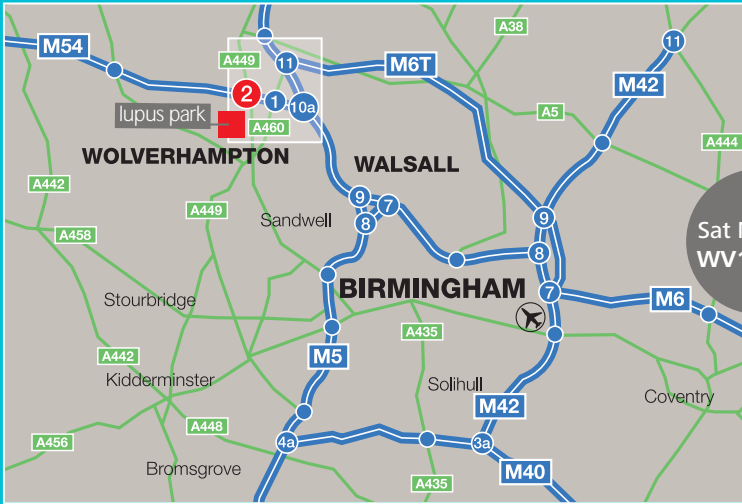
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M54 J2 - 1 mile | M6 Toll J11 - 2 miles | M6 J10 - 2.9 miles | Wolverhampton - 3 miles | Birmingham - 17 miles

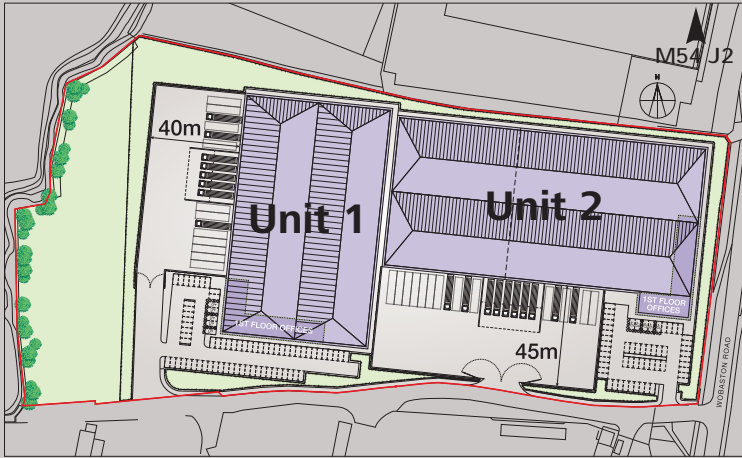


Description

LUPUS PARK is within a mile of Junction 2 of the M54, and is a prominently located greenfield 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 include Land Rover/Jaguar, TRW, BSL Ltd and EWS (Manufacturing) Ltd.

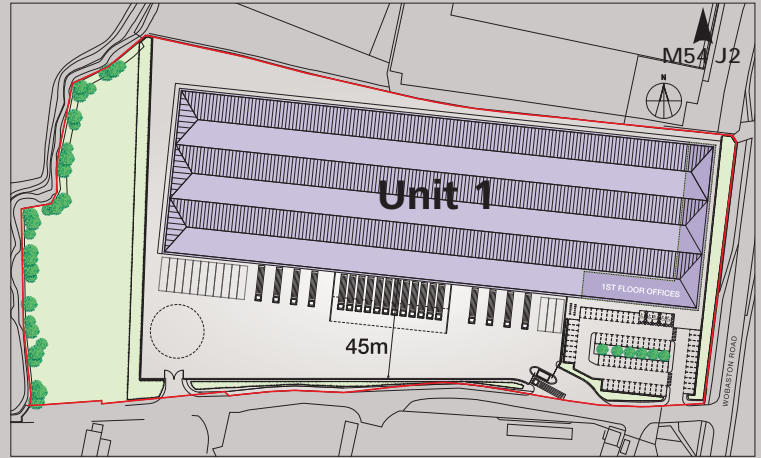
Option A



Unit accommodation GIA

	Warehouse sq ft	Office sq ft	Total sq ft	Total sq m	Car Parking
1	74,401	5,673	80,074	(7,439)	74
2	101,817	5,673	107,490	(9,986)	57
TOTAL			187,564	(17,425)	

Option B



Unit accommodation GIA

	Warehouse sq ft	Office sq ft	Total sq ft	Total sq m	Car Parking
1	188,693	13,304	201,997	(18,766)	75
TOTAL			201,997	(18,766)	

Measurements shown are approximate Gross Internal Areas. Alternative layouts are available on request.

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Buildings available on competitive design & build basis.
 Units available from 40,000 up to 200,000 sq ft.
 Outline planning consent obtained for B1c, B2 & B8 uses.
 Available freehold and leasehold.
 Full details available from the joint agents.

Further information contact our joint sole agents:



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Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. June 2014