

New industrial/warehouse unit
56,473 sq ft (5,246 sq m)
Unit Two - Available Now



Discovery park



Wobaston Road
Wolverhampton WV10 6QD

discoverypark-wolverhampton.com







Brand new development

Unit Two, Discovery Park is an industrial/warehouse with planning consent for B1c, B2 & B8 uses. Available leasehold.

i54

next door to i54



within 0.5 miles of JLR engine plant



significant labour pool



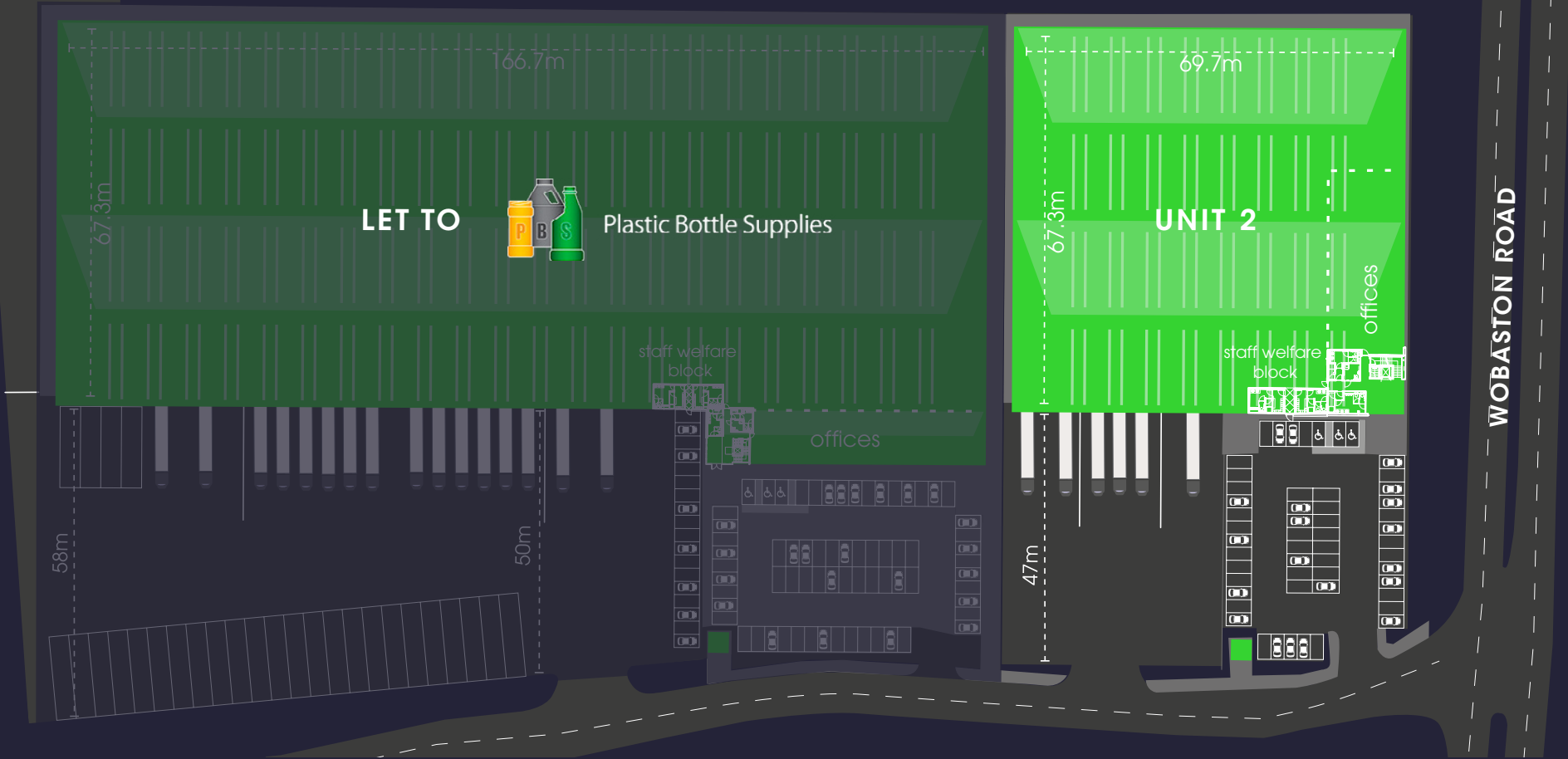
secure service yard



up to 500kVA power supply



enterprise zone status



Unit Two

	sq m	sq ft
Warehouse	4,726.4	50,875
First Floor Offices	473.8	5,100
First Floor Plant Deck	46.3	498
Total	5,246.5	56,473



3 dock level doors



3 level loading doors



12m eaves



47m secure service yard



50kN/m² floor loading



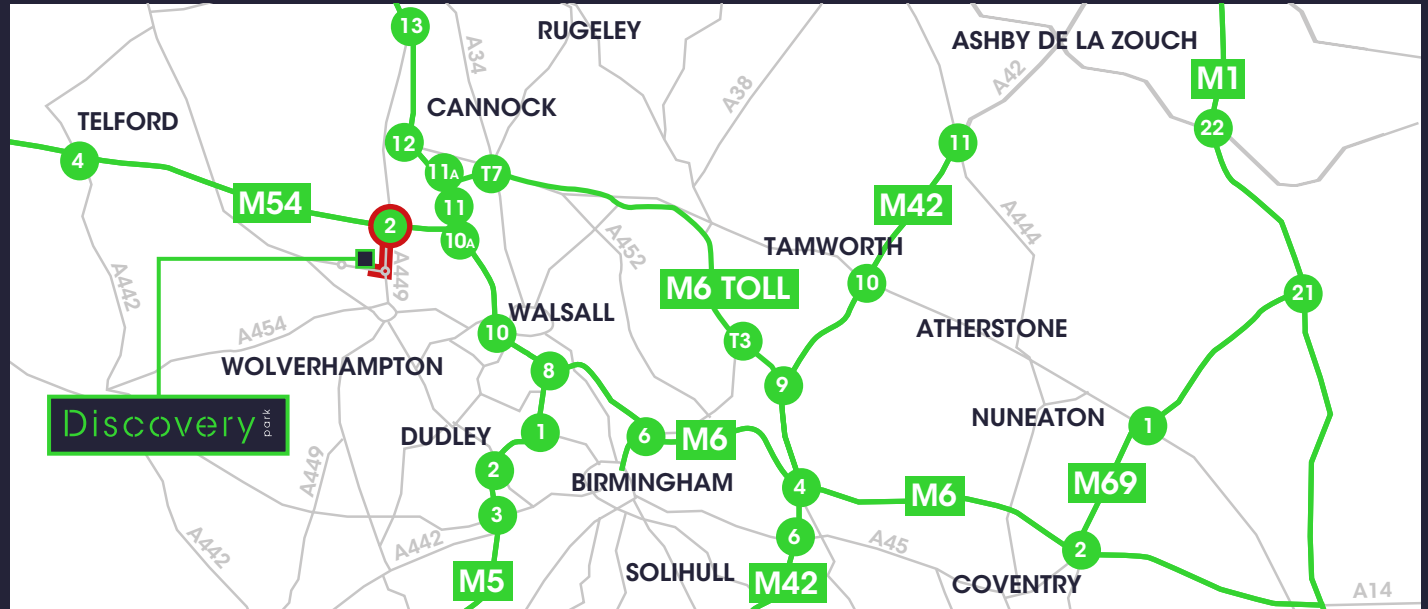
56 car parking spaces



Staff welfare block



EPC Rating A 24



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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