

mammoth drive

WOLVERHAMPTON ■ MAMMOTH DRIVE ■ WV10 9TF



CANMOOR



Two New High Spec Industrial/Distribution Units 42,800 sq ft - 70,800 sq ft **TO LET**

- Well established industrial area
- Close to M6 and M54 motorways
- BREEAM target excellent
- Suitable for B2 and B8 uses
- EV charging points
- 24/7 hours of operation

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SPECIFICATION

UNIT 1



2 LEVEL
ACCESS DOORS



2 DOCK LEVEL
LOADING DOORS



UP TO 43M
SECURE YARD



10M EAVES
HEIGHT



50KN FLOOR
LOADING



37 CAR
PARKING SPACES



300 KVA
POWER



OFFICE VRF HEATING
AND COOLING



HIGH QUALITY
TOILETS AND
SHOWERS

UNIT 2



2 LEVEL ACCESS
DOORS



8 DOCK LEVEL
LOADING DOORS



50M SECURE
YARD



12.5M EAVES
HEIGHT



50KN FLOOR
LOADING



98 CAR
PARKING SPACES



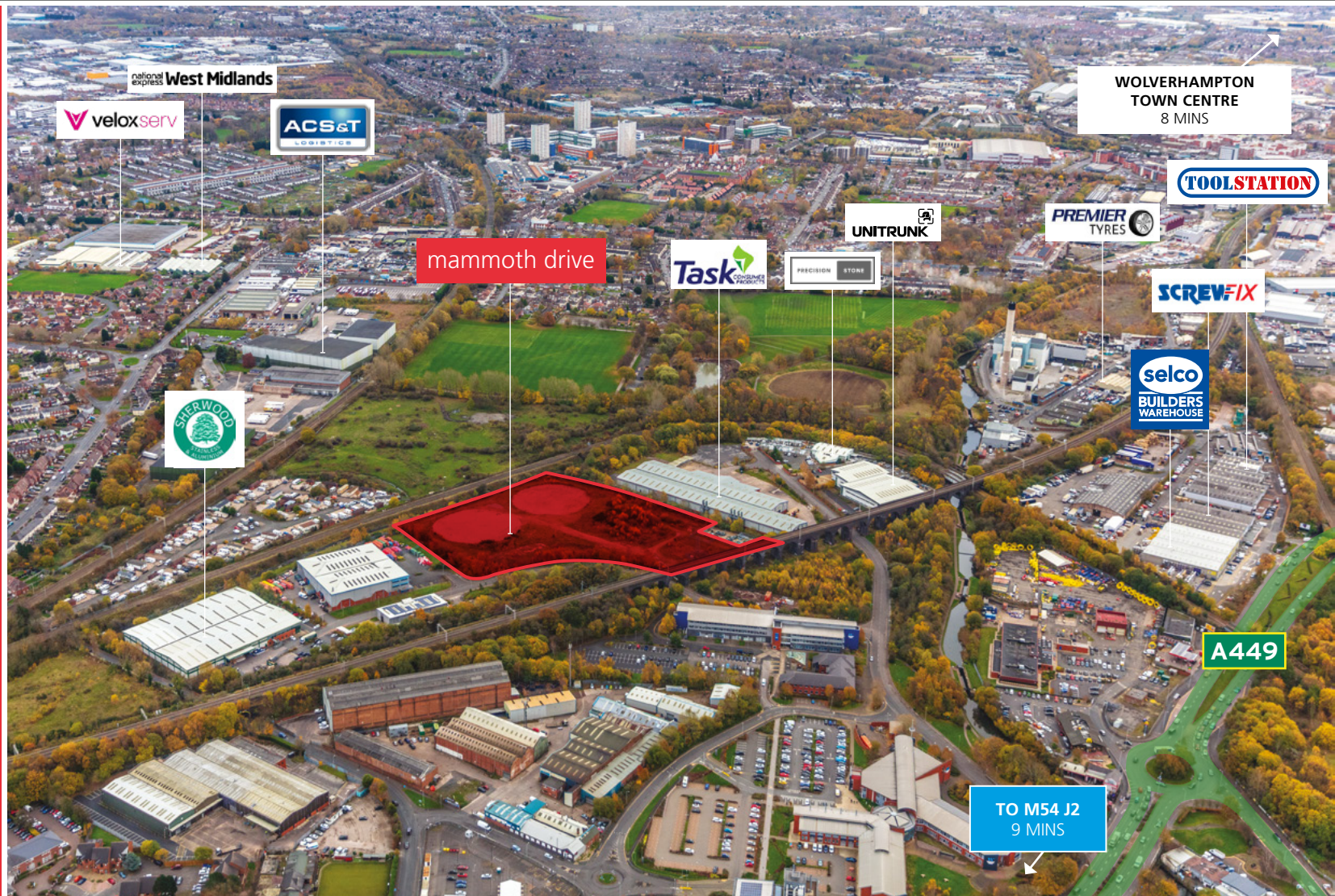
700 KVA
POWER



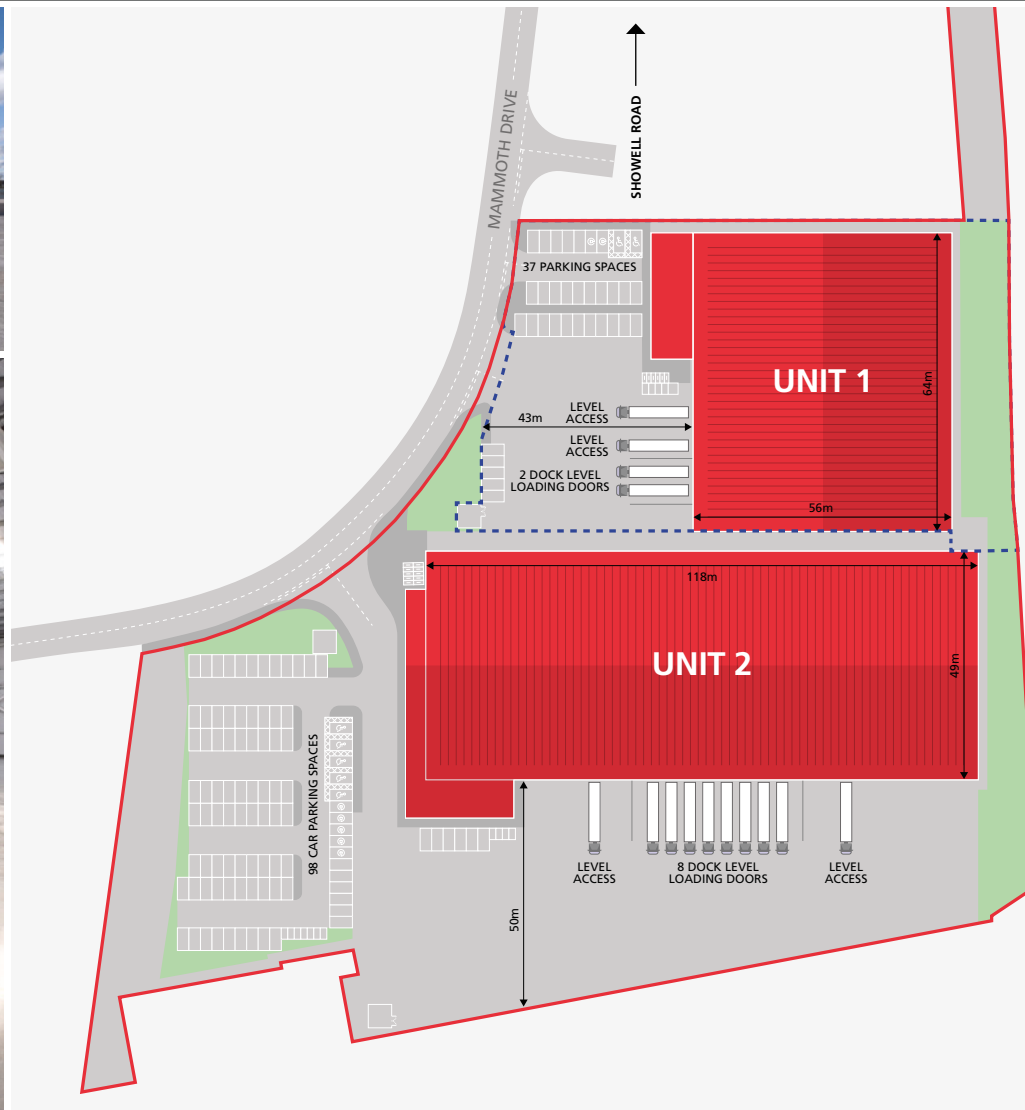
OFFICE VRF HEATING
AND COOLING



HIGH QUALITY
TOILETS AND
SHOWERS



WOLVERHAMPTON



ACCOMMODATION (GIA)

UNIT 1	SQ FT	SQ M
Warehouse	40,500	3,762.6
FF Office	2,300	213.7
Total	42,800	3,976.3

UNIT 2	SQ FT	SQ M
Warehouse	65,800	6,113.0
FF Office	5,000	464.5
Total	70,800	6,577.5

SUSTAINABILITY



BREEAM TARGET
EXCELLENT



SOLAR PANELS
FITTED TO ROOF



TARGETING NET
ZERO CARBON IN
CONSTRUCTION



EV
CHARGING
POINTS

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IPIF

CANMOOR

ROAD

A449	0.4 miles
M54 - Junction 2	3.0 miles
M6 - Junction 10A	6.8 miles
M5 - Junction 8	14.7 miles

TOWNS/CITIES

Wolverhampton	1.6 miles
Birmingham	21.7 miles
London	135.0 miles

AIR

Birmingham Airport	30.6 miles
Manchester Airport	67.2 miles
Bristol Airport	104.0 miles

LABOUR SUPPLY

Within Wolverhampton:

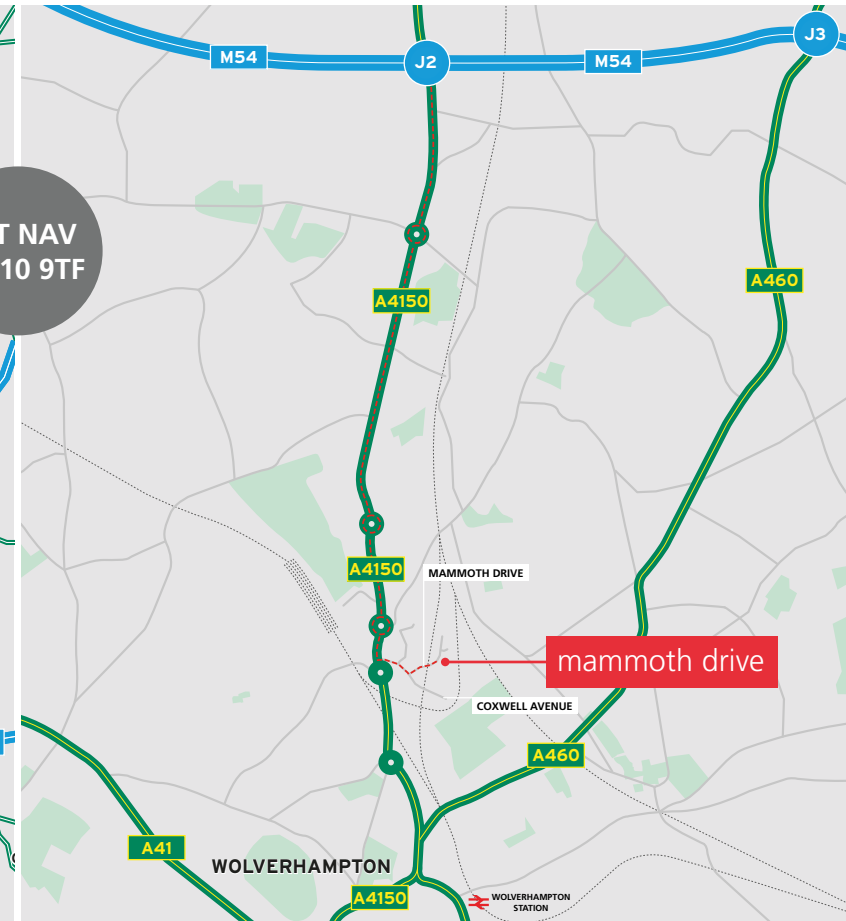
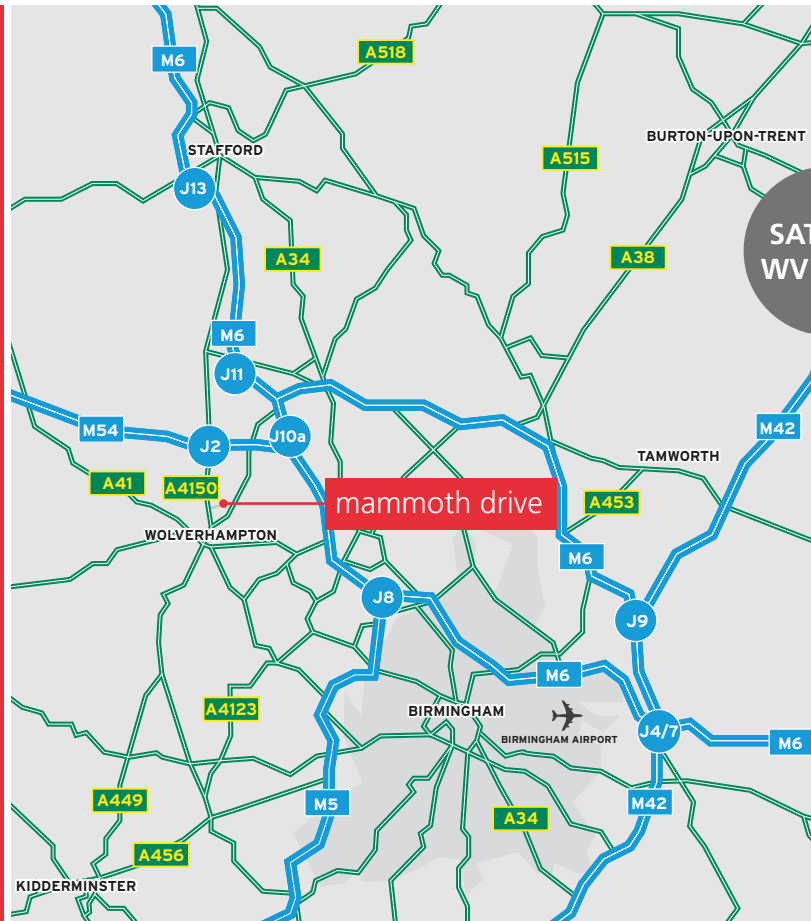


24.5% of local employee jobs are in manufacturing, transport and storage

16.9%

Full time gross weekly pay is 16.9% less than the UK average

Source: Nomis



FURTHER INFORMATION

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