

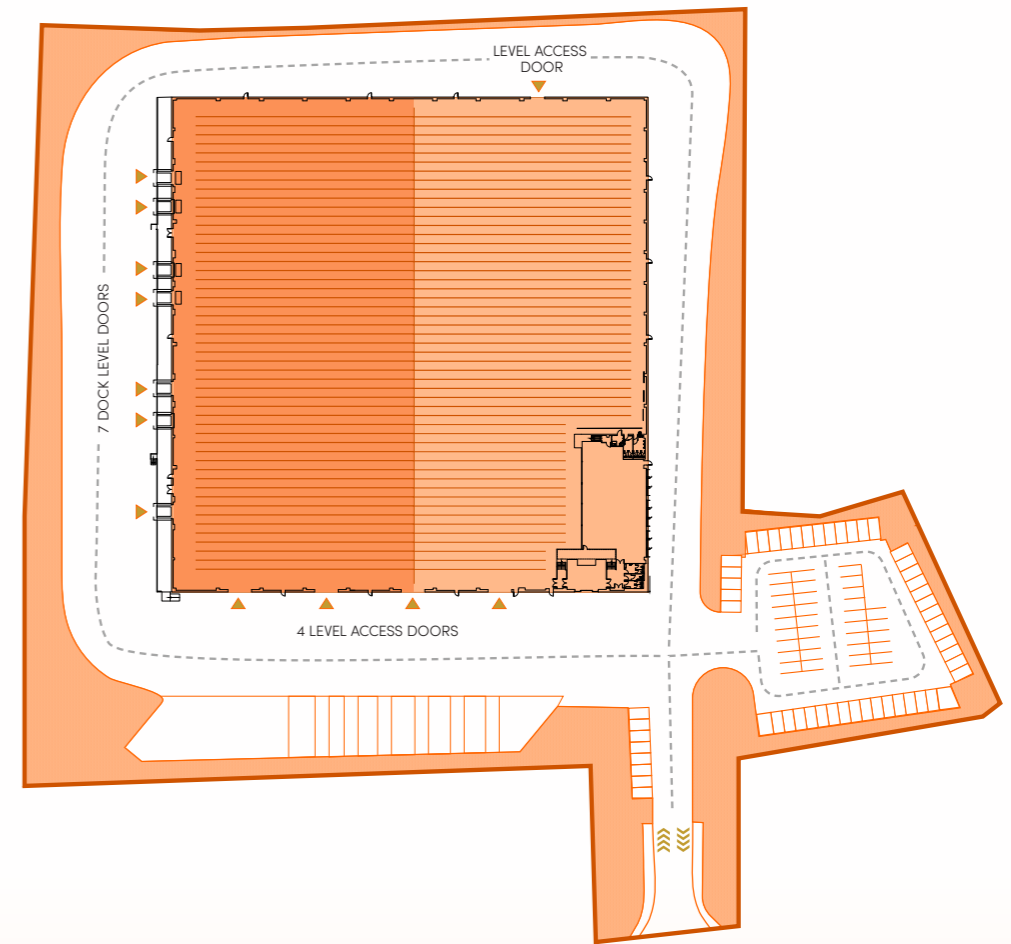
Fully Refurbished Industrial /
Warehouse Unit
To Let - 115,708 sq ft

Available For Immediate Occupation
Situated in the West Midlands, WV10 0RR



W O L V E R H A M P T O N 1 1 6

A WELL ESTABLISHED INDUSTRIAL LOCATION

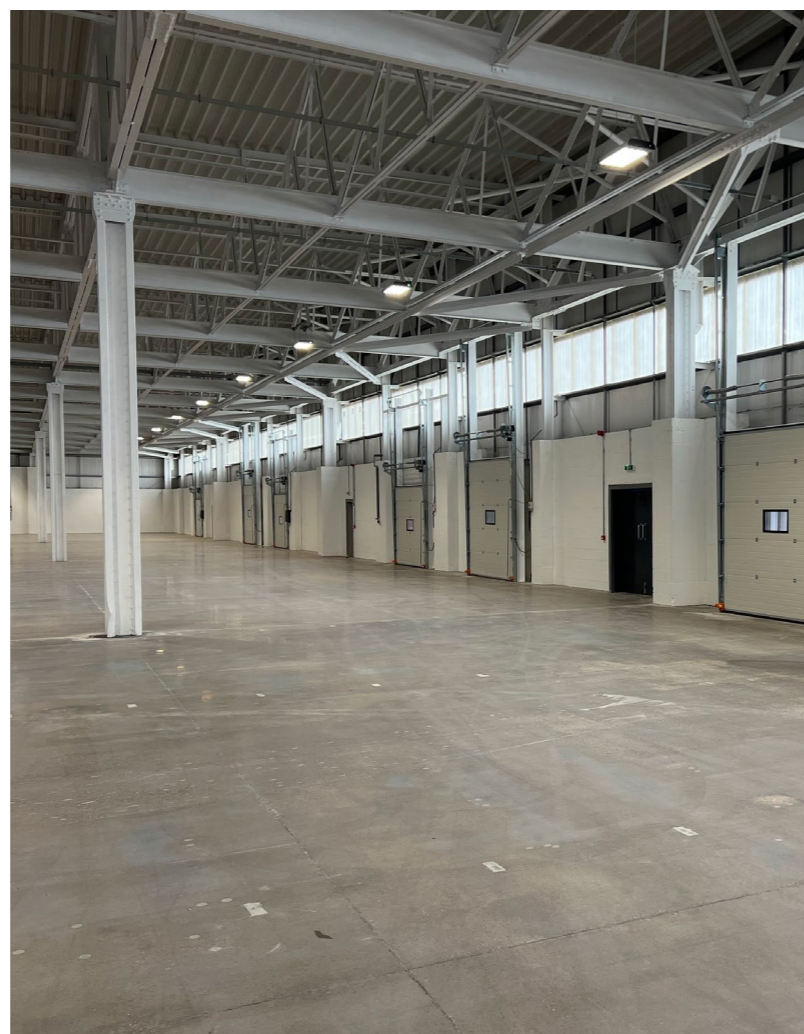


Strategically positioned between the city centre and major motorways, the property offers a prime 115,708 sq ft industrial/warehouse space, recently refurbished, featuring both ground floor and first floor offices. Surrounded by notable occupiers such as National Windscreens, National Express, and Enterprise Rentals, it occupies a strong position in this commercial hub.

Wolverhampton116 has been built to the highest standards and benefits from the following features:

- 6.1m Clear height
- 5 Level access doors
- 7 Dock doors
- 83 Car parking spaces
- 19 HGV parking spaces
- 8 EV parking spaces
- BREEAM 'Very good'
- EPC rated A

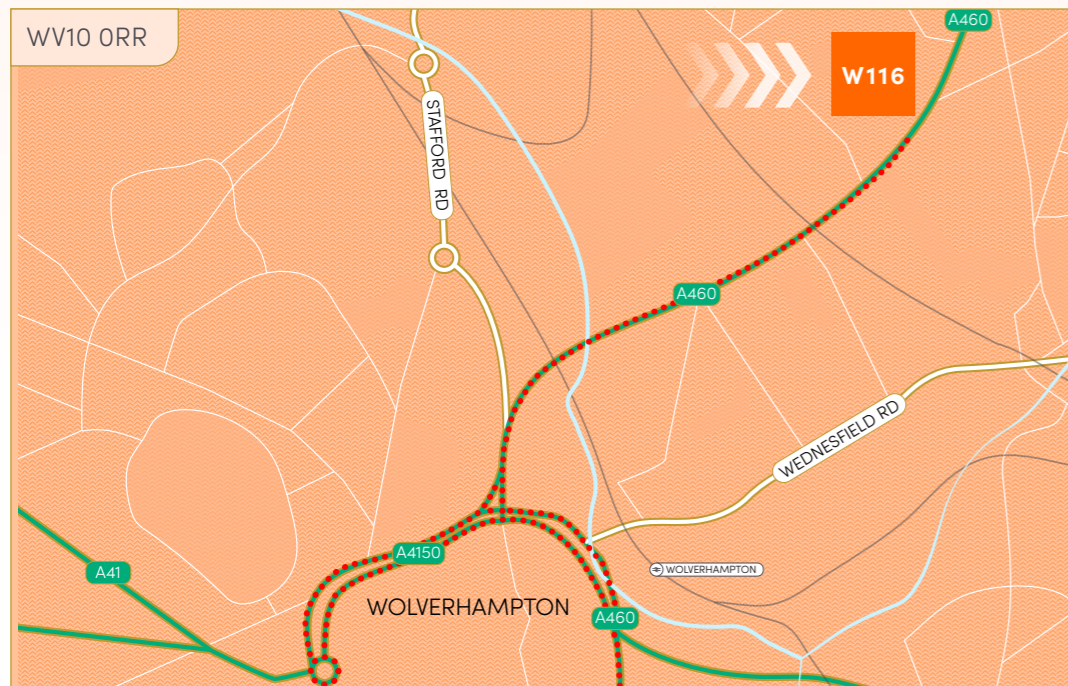
Wolverhampton116	(GIA) SQ FT	(GIA) SQ M
Warehouse	106,187	9,865.0
Ground Floor Office	4,913	456.4
First Floor Office	4,608	428.1
(GIA) Total	115,708	10,749.5



A LOCATION THAT DOES THE WORK FOR YOU

The Property is located in Wolverhampton, approximately 18 miles north west of Birmingham.

The property occupies a strong position being equidistant between city centre and motorway. Occupiers in the vicinity include National Windscreens, National Express and Enterprise Rentals.



Travel Times



Wolverhampton City Center

1 mile / 2 mins



M54 J1 Motorway

4 miles / 10 mins



Birmingham

18 miles / 20 min



Liverpool

85 miles / 1 hr 40 min



Manchester

73 miles / 1 hr 30 min



Birmingham Airport

28 miles / 35 min



East Midlands Airport

50 miles / 1 hr 2 min



Manchester Airport

65 miles / 1 hr 10 min



Liverpool Port

90 miles / 1 hr 40 min

OVER 13,000 AUTOMOTIVE & HIGH TECH BUSINESSES WITHIN A 60 MINUTE DRIVE TIME



COMPETITIVE COSTS FOR LABOUR, PROPERTY AND OPERATIONS



17,000 PEOPLE ACTIVELY SEEKING WORK IN WOLVERHAMPTON, SHOWING A READILY AVAILABLE LOCAL WORKFORCE



LOCATED IN THE **MANUFACTURING HEART OF THE UK**



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



WOLVERHAMPTON116

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