

PURPOSE BUILT UNITS - AVAILABLE WITHIN 12 MONTHS

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J2 M54 WOLVERHAMPTON

Indicative CGI

NEW HIGH SPECIFICATION LOGISTICS/MANUFACTURING UNITS

TO LET 40,000 - 400,000 SQ FT

WV10 6QD

PRIME POSITION

DESCRIPTION

PIN54 is situated in a prime industrial and logistics location within one mile of Junction 2 of the M54 motorway. The site is situated three and a half miles north of Wolverhampton city centre. Major occupiers in the area include Jaguar Land Rover, Collins Aerospace, ERA, Moog and Brammer.

D&B OPTION 1

SITEPLAN / SCHEDULE

D&B OPTION 2

SITEPLAN / SCHEDULE

D&B OPTION 3

SITEPLAN / SCHEDULE

LOCATION

TRANSPORT
& ACCESS

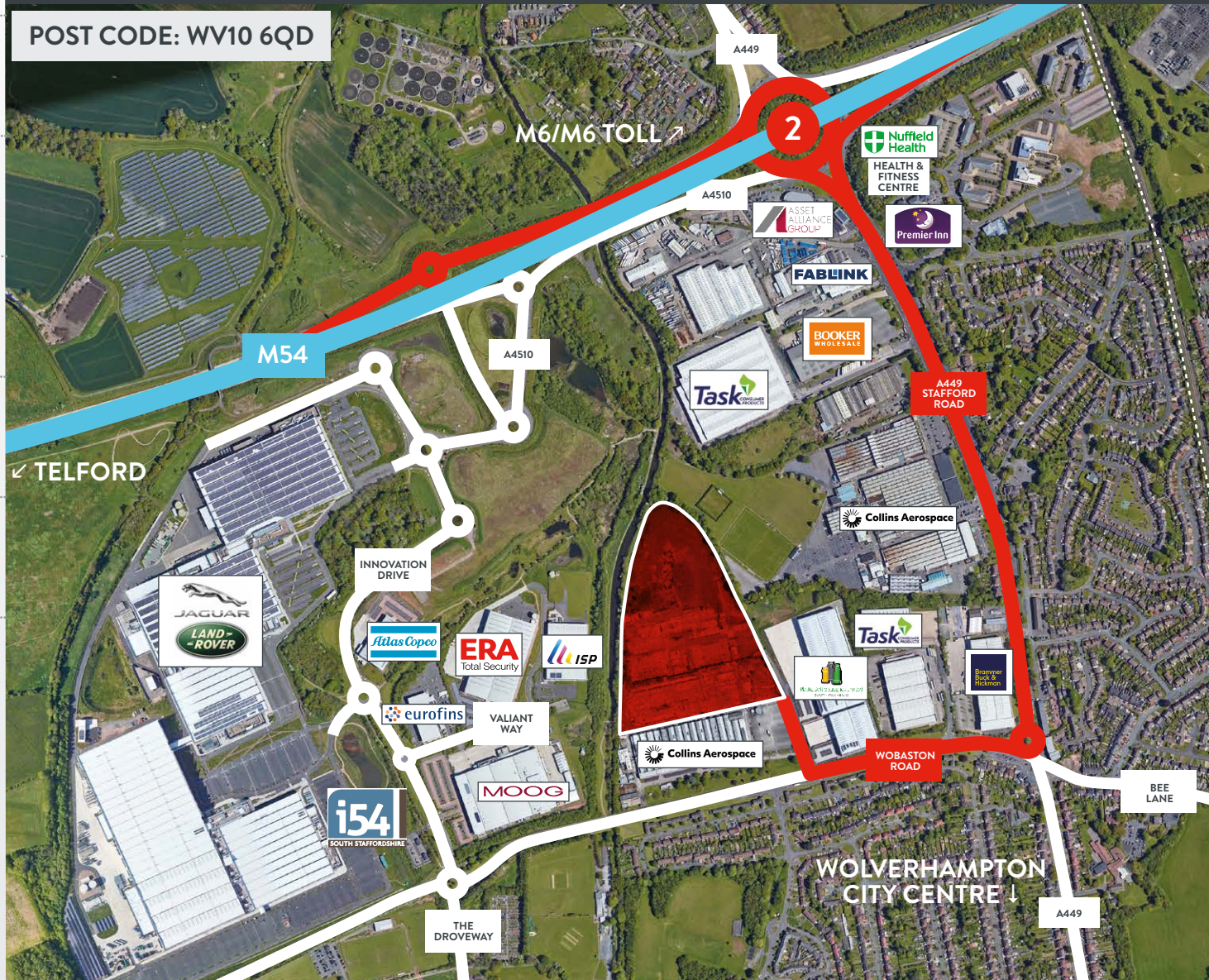
DEMOGRAPHICS
& ECONOMY

TERMS & CONTACTS

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J2 M54 WOLVERHAMPTON



DESIGN & BUILD

Buildings can be designed and built to suit individual occupier requirements, however, standard specification would include the following (based on industrial units):

- Dock level and level access door provision
- Minimum eaves from 10m to 12.5m
- 50kn/m² floor loading
- Extensive car parking provision
- Yard depths up to 50m
- Secure fenced yards
- High quality landscaped environments
- High quality office facilities

DESCRIPTION

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D&B OPTION 2
SITEPLAN / SCHEDULE

D&B OPTION 3
SITEPLAN / SCHEDULE

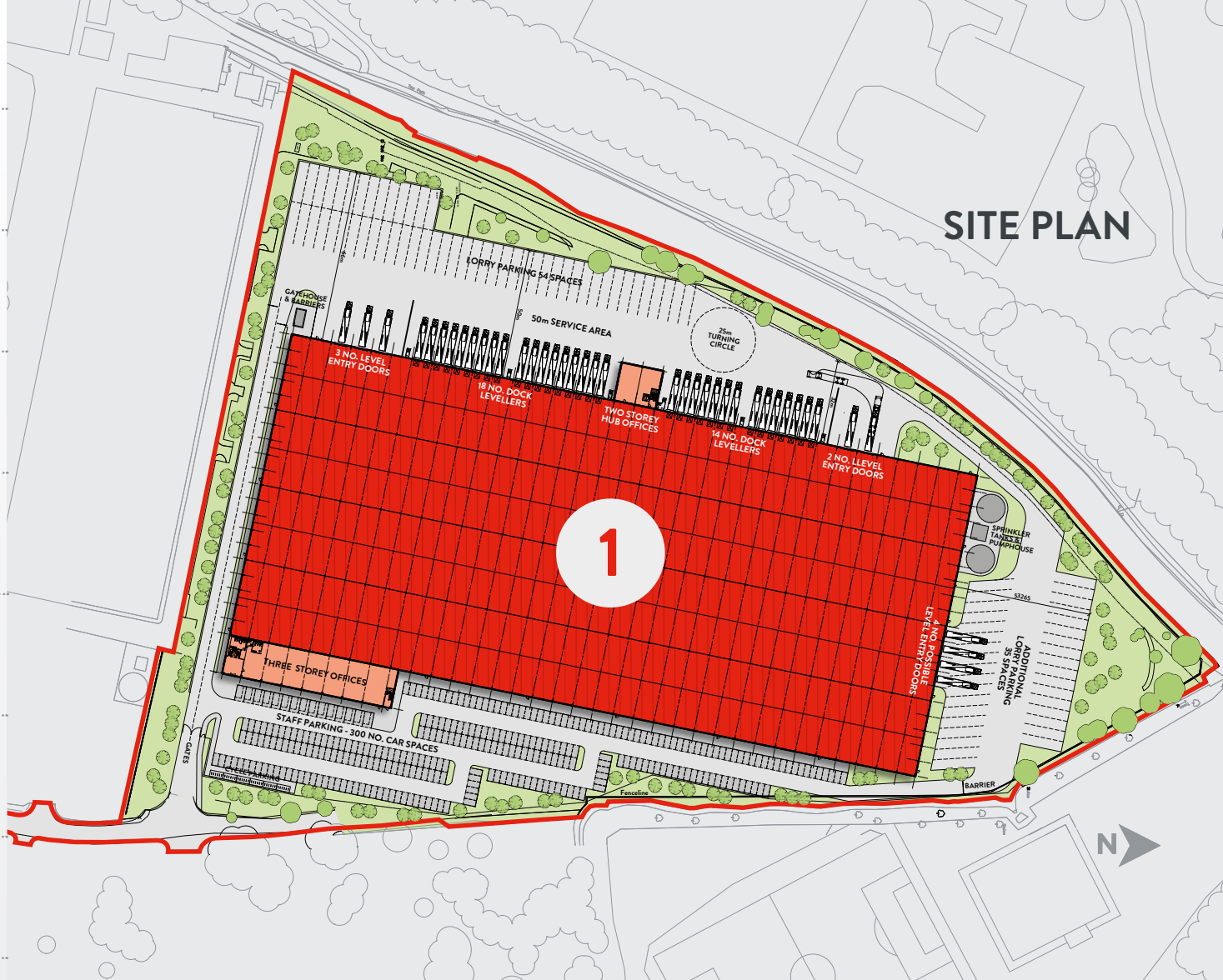
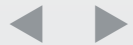
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SITE PLAN

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J2 M54 WOLVERHAMPTON

ACCOMMODATION

UNIT 1	sq ft	sq m
Distribution Unit	345,000	32,050
Two Storey Office	32,000	2,973
Two Storey Hub Office	5,000	465
Gatehouse	260	24
TOTAL	382,260	35,512

D&B OPTION 1



DESCRIPTION

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SITEPLAN / SCHEDULE

D&B OPTION 2
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SITE PLAN

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ACCOMMODATION

UNIT 1	sq ft	sq m
Warehouse	204,500	18,998
Offices	15,500	1,439
Dock Doors	22 no	
Parking	175 spaces	
TOTAL	220,000	20,437

UNIT 2	sq ft	sq m
Warehouse	114,250	10,614
Offices	8,250	766
Dock Doors	12 no	
Parking	87 spaces (+30 option)	
TOTAL	122,500	11,380

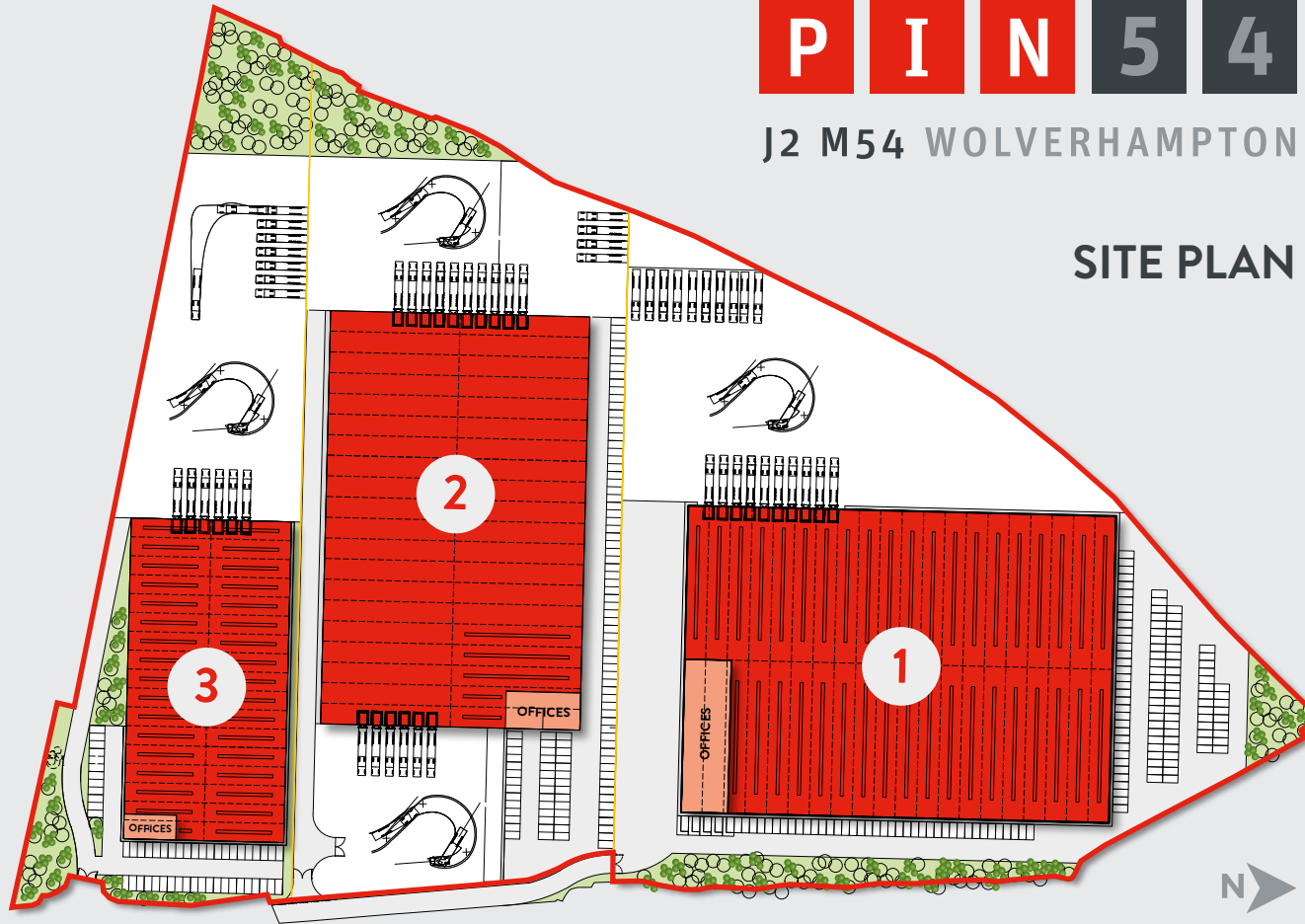
D&B OPTION 2



P I N 5 4

J2 M54 WOLVERHAMPTON

SITE PLAN



ACCOMMODATION

UNIT 1	sq ft	sq m
Warehouse	150,000	13,935
1st Floor Office	8,200	762
TOTAL	158,200	14,697

UNIT 2	sq ft	sq m
Warehouse	121,875	11,323
1st Floor Offices	3,125	290
TOTAL	125,000	11,613

UNIT 3	sq ft	sq m
Warehouse	58,4376	5,429
1st Floor Office	1,464	136
TOTAL	59,901	5,565

DESCRIPTION

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D&B OPTION 3



LOCATION

DESCRIPTION

PIN54 is situated off Wobaston Road, approximately 3.5 miles north of Wolverhampton. Located south of Junction 2 of the M54 the site benefits from connections to the motorway network via Stafford Road.

D&B OPTION 1
SITEPLAN / SCHEDULE

D&B OPTION 2
SITEPLAN / SCHEDULE

D&B OPTION 3
SITEPLAN / SCHEDULE

LOCATION

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J2 M54 WOLVERHAMPTON



P I N 5 4

J2 M54 WOLVERHAMPTON

TRANSPORT & ACCESS

DESCRIPTION

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BY CAR

WOLVERHAMPTON

3.5 miles

BIRMINGHAM

20 miles

COVENTRY

36 miles

MANCHESTER

74 miles

LONDON

141 miles

Source: Google



BY TRAIN

WOLVERHAMPTON TRAIN STATION

3.5 miles

BIRMINGHAM NEW STREET

22 miles

BIRMINGHAM INTERNATIONAL

29 miles

Source: Google



BY PLANE

BIRMINGHAM INTERNATIONAL

29 miles

MANCHESTER INTERNATIONAL

67 miles

EAST MIDLANDS AIRPORT

48 miles

LONDON HEATHROW

130 miles

Source: Google

DEMOGRAPHICS & EMPLOYMENT

DESCRIPTION

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The city's future is underpinned by an ambitious **£132 MILLION** interchange scheme



There are **OVER 670** manufacturing businesses in Wolverhampton



The city centre has a population of over **254,000**



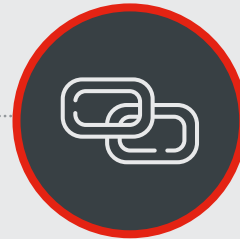
A travel-to-work labour force of **882,000**



Jaguar Land Rover's Advanced Engine Facility is bringing **£950 MILLION** of direct investment to Wolverhampton



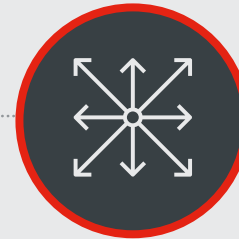
WORLD LEADING Research Centres and Knowledge Transfer Partnerships



Strong links between **EDUCATION & BUSINESS** in the area



1.73 MILLION People within a 30-minute drive



CENTRALLY LOCATED at the Hub of the UK Transport Network

ECONOMY



DESCRIPTION



D&B OPTION 1
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D&B OPTION 2
SITEPLAN / SCHEDULE



D&B OPTION 3
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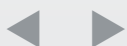
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TERMS

The units are available leasehold on terms to be agreed.
VAT will be charged where applicable.
EPCs will be available post completion.

CONTACTS

For further information please contact either of the joint agents.

a development by



www.pinproperty.co.uk

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by JLL or Bulleys in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. JLL or Bulleys have no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. April 2021. Designed and Produced by Creativeworld. Tel: 01282 858200.



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