

WULFRUN  
PARK



Design & Build to occupiers' requirements

**DELIVERY Q2 2027**



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**TO LET/FOR SALE**

New Industrial / Logistics unit  
318,500 sq ft (29,590 sq m)

Neachells Lane, Willenhall, Wolverhampton WV13 3LR

**[www.wulfrunpark.co.uk](http://www.wulfrunpark.co.uk)**





# DESCRIPTION

Wulfrun Park will provide a new BREEAM excellent industrial / logistics unit of up to 318,500 sq ft.

The unit will be located in a vibrant commercial area offering exceptional facilities for a national or regional occupier.

The new development will be accessed via a new T-junction off Neachells Lane and will benefit from the creation of significant new areas of landscaping and wildlife habitat.

# ACCOMMODATION




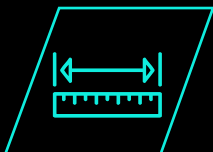

	SQ FT	SQ M
Warehouse	294,500	27,360
Transport Office	3,000	279
Main Offices	14,000	1,300
Undercroft	7,000	650
TOTAL	318,500	29,589

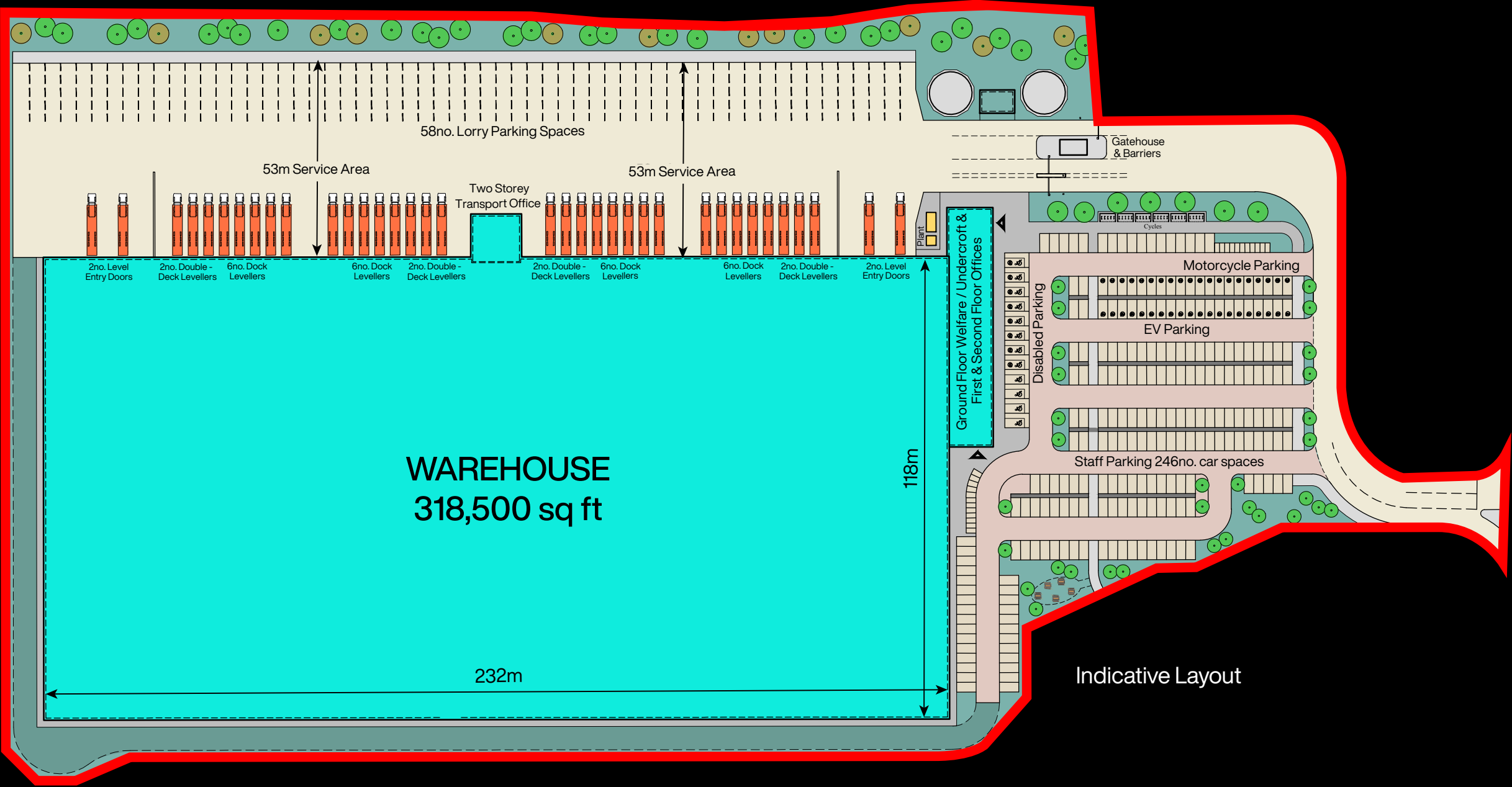
On a 16.45 acre (6.65 hectare) self-contained site.

Floor areas are GIA and subject to measurement.

# SPECIFICATION

The unit will provide the following :

-  2 STOREY TRANSPORT OFFICE
-  24 DOCK LEVELLERS
-  4 LEVEL ENTRY DOORS
-  8 DOUBLE DECKER EURO DOORS
-  UP TO 18M EAVES HEIGHT
-  SECURITY GATEHOUSE & BARRIERS
-  48 CAR EV BAYS
-  60 BICYCLE SPACES
-  BREEAM EXCELLENT
-  UP TO 4 MVA POWER PROVISION
-  53M SERVICE YARD
-  58 LORRY PARKING BAYS
-  246 CAR SPACES
-  EPC "A" RATING
-  SOLAR PHOTOVOLTAIC (PV) ROOF



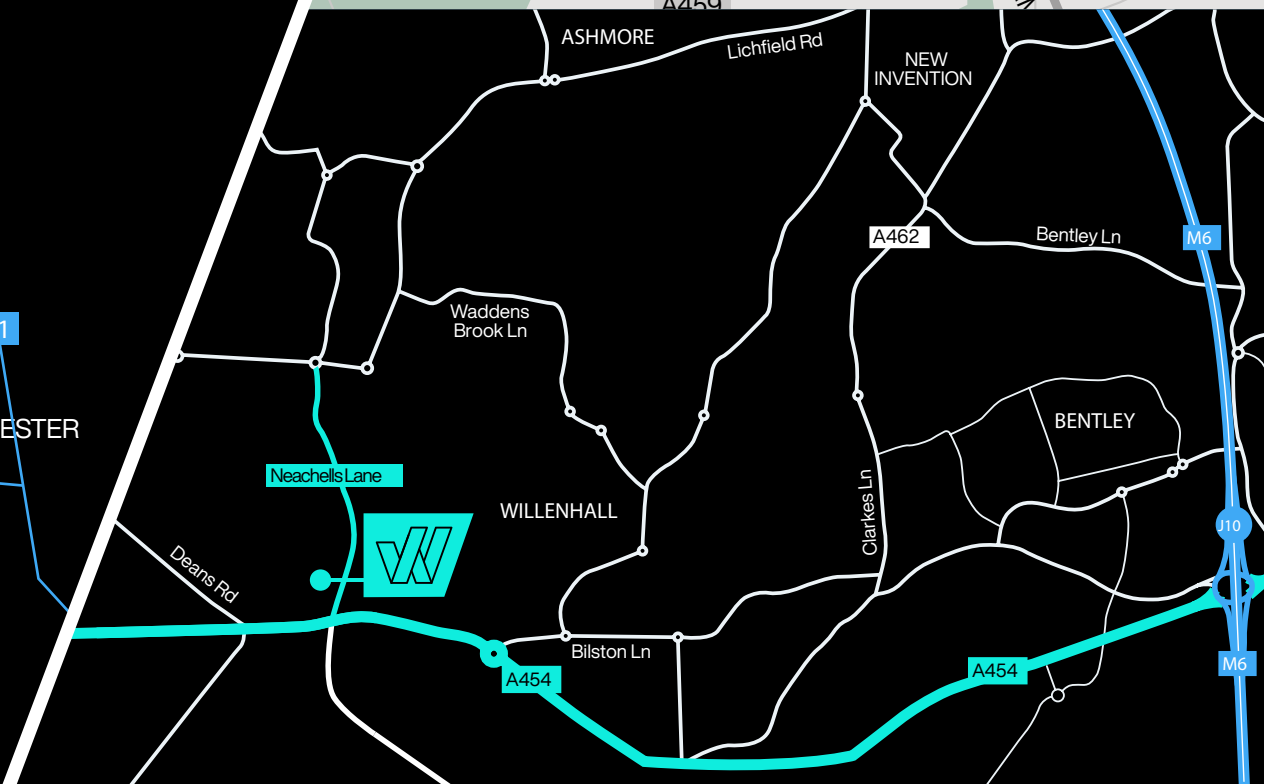
## LOCATION

The site is accessed off Neachells Lane, close to its junction with Willenhall Road (A454) which is the main route into Wolverhampton City Centre less than 2 miles to the west. To the east it links to J10 of the M6 just 3 miles away.

Bentley Bridge Retail and Leisure Parks are approximately 2 miles away, home to several major retail operators, Sainsburys supermarket and leisure operators including Pure Gym and Cineworld.



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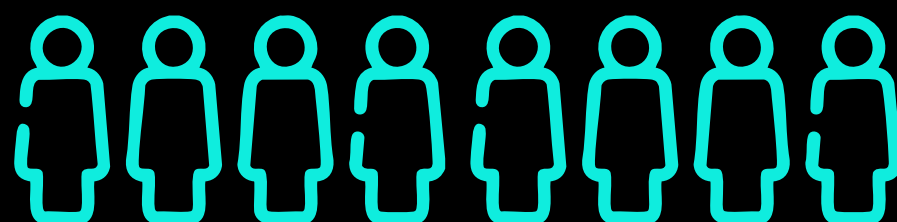
Illustrative purposes only





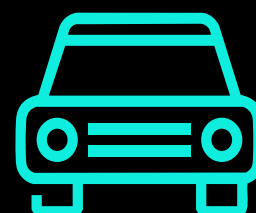
## DEMOGRAPHICS

6.8 MILLION



PEOPLE LIVE WITHIN A  
60 MINUTE DRIVE TIME,  
EQUATING TO 10% OF THE  
UK'S POPULATION

1.95 MILLION



PEOPLE LIVE WITHIN A  
30 MINUTE DRIVE TIME

6.01%



UNEMPLOYMENT RATE  
(ABOVE AVERAGE) WITHIN A  
30 MINUTE DRIVE TIME (UK 3.32%)

56%



OF WORKFORCE WITHIN A 30 MINUTE  
DRIVE TIME ARE SKILLED MANUAL  
WORKERS/ SEMI-SKILLED/UNSKILLED  
MANUAL WORKERS/ UNEMPLOYED –  
21% ABOVE THE UK AVERAGE

YOUNG  
POPULATION



WITHIN A 30 MINUTE DRIVE TIME,  
WITH AGES 20-44 MAKING UP 33%  
OF RESIDENTS - 3% ABOVE THE  
UK AVERAGE

SOURCE: EXPERIAN





# FURTHER INFORMATION

## TERMS

Unit is available on a new FRI lease or on a freehold basis.

## PLANNING

Use class B2/B8/E(g)(iii).

## CONTACT



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Designed by:

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