

WULFRUN  
PARK



Design & Build to occupiers' requirements

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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.

# SPECIFICATION

The unit will provide the following :

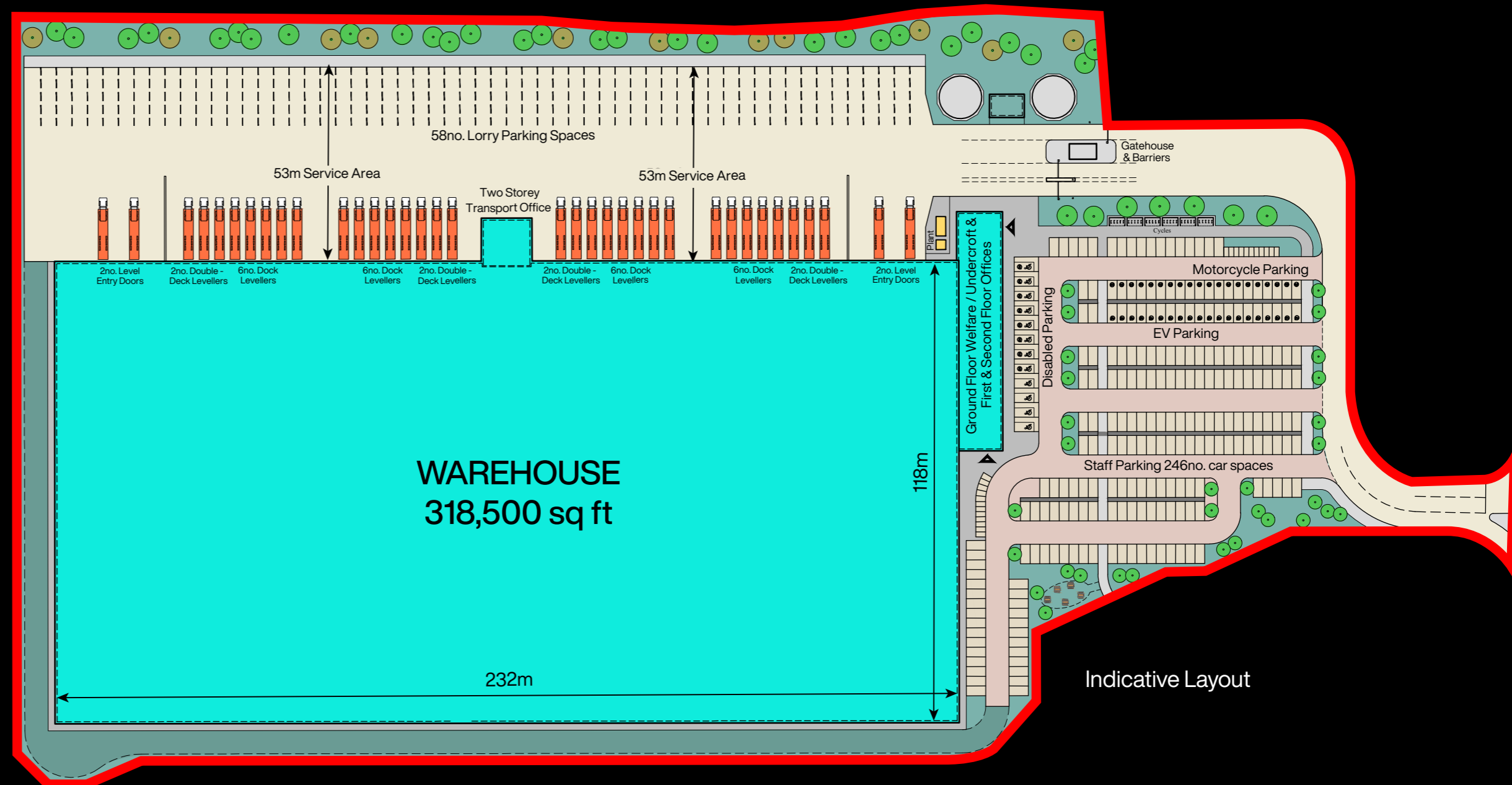
- 2 STOREY TRANSPORT OFFICE
- 24 DOCK LEVELLERS
- 4 LEVEL ENTRY DOORS
- 8 DOUBLE DECKER EURO DOORS
- UP TO 18M EAVES HEIGHT
- SECURITY GATEHOUSE & BARRIERS
- 48 CAR EV BAYS
- 60 BICYCLE SPACES
- BREEAM EXCELLENT
- UP TO 4 MVA POWER PROVISION
- 53M SERVICE YARD
- 58 LORRY PARKING BAYS
- 246 CAR SPACES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

# 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
<b>TOTAL</b>	<b>318,500</b>	<b>29,589</b>

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

Floor areas are GIA and subject to measurement.



Indicative Layout

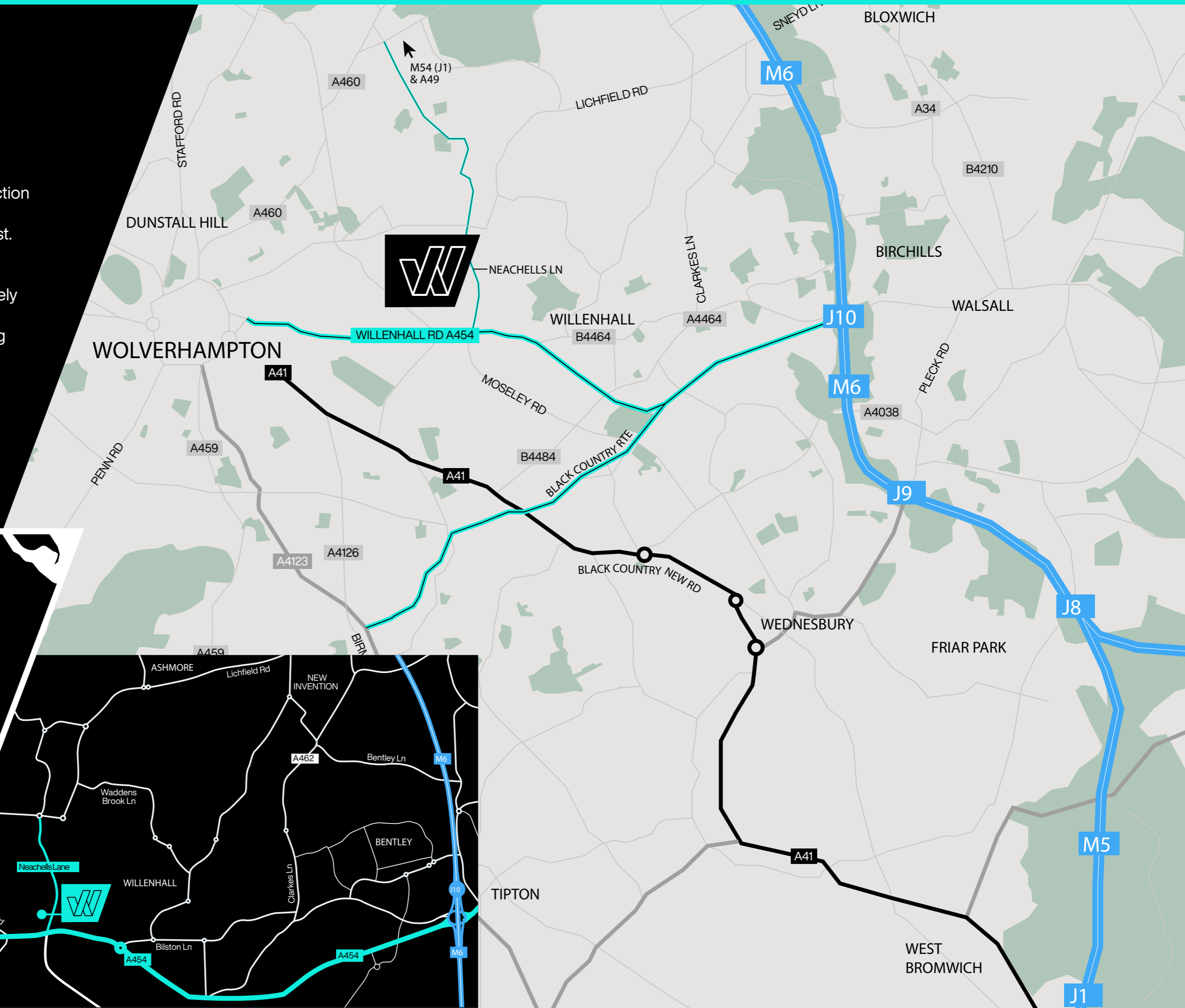


# LOCATION

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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**STEEL PARK  
TRADING ESTATE**

**Travis Perkins plc**

**Neachells Lane**

**STRAWBERRY LANE  
INDUSTRIAL ESTATE**

**SITE  
ENTRANCE**

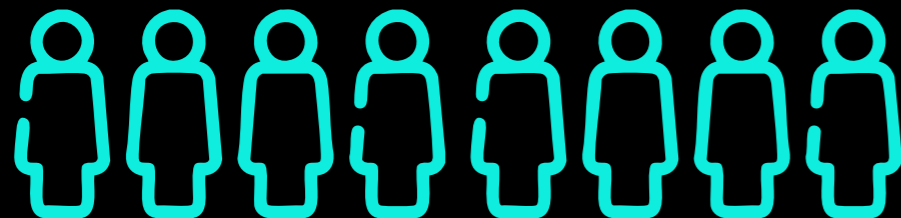


Illustrative purposes only



# 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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