

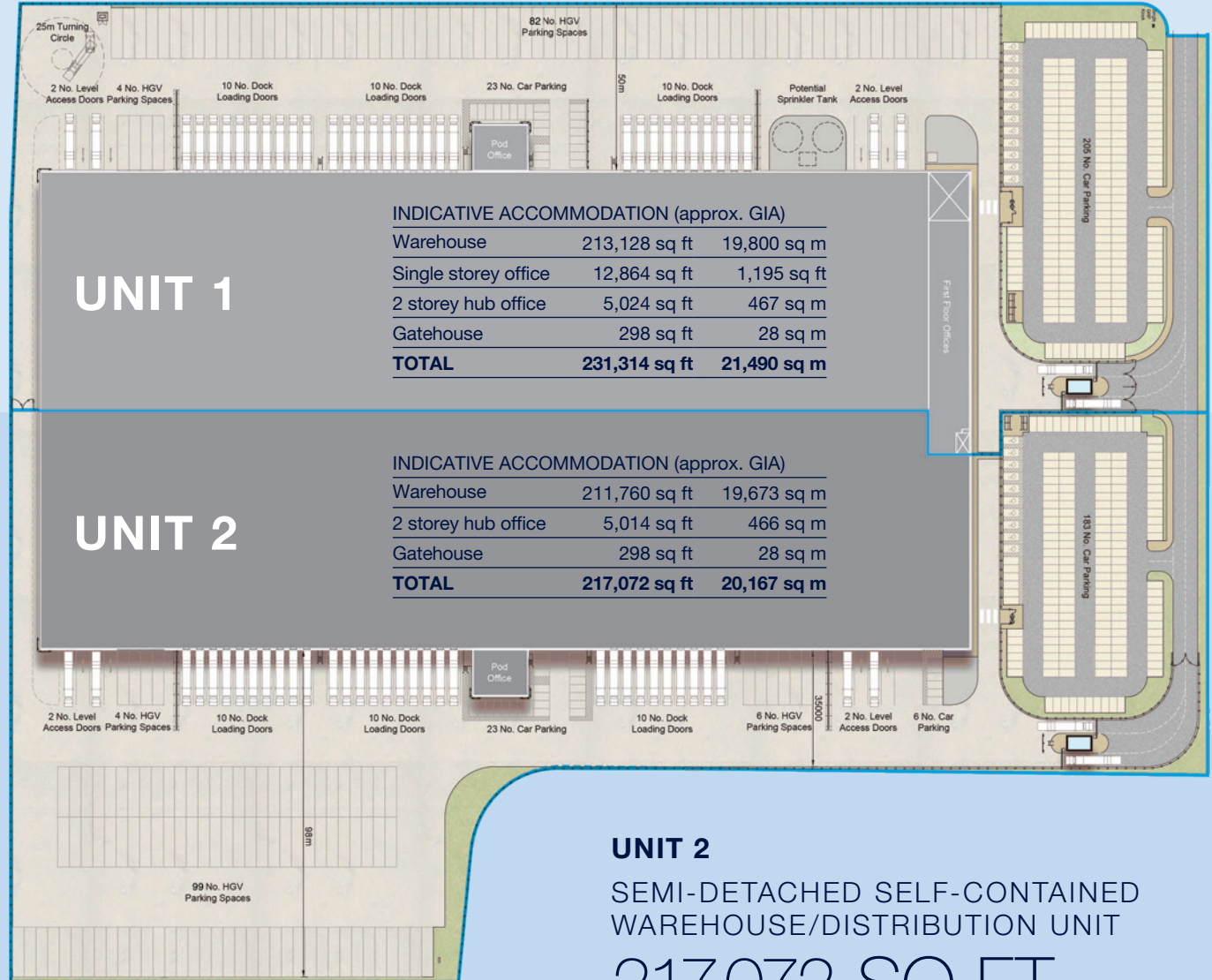
INDICATIVE MASTERPLAN

Wolverhampton 450 is a high specification industrial/warehouse opportunity.

Currently available as a single 448,089 sq ft cross-docked warehouse, the unit can be split into two self-contained cross-split units.

Each self-contained unit offers private access including individual security gatehouses.

UNIT 1 SEMI-DETACHED SELF-CONTAINED WAREHOUSE/DISTRIBUTION UNIT 231,314 SQ FT



INDICATIVE ACCOMMODATION (approx. GIA)

Warehouse	213,128 sq ft	19,800 sq m
Single storey office	12,864 sq ft	1,195 sq m
2 storey hub office	5,024 sq ft	467 sq m
Gatehouse	298 sq ft	28 sq m
TOTAL	231,314 sq ft	21,490 sq m

INDICATIVE ACCOMMODATION (approx. GIA)

Warehouse	211,760 sq ft	19,673 sq m
2 storey hub office	5,014 sq ft	466 sq m
Gatehouse	298 sq ft	28 sq m
TOTAL	217,072 sq ft	20,167 sq m

Unit 1	1.05 MVA	50m SECURE YARD	30 DOCK DOORS
CROSS-SPLIT BUILDING	4 LEVEL ACCESS DOORS	228 CAR PARKING SPACES	86 HGV TRAILER SPACES

Unit 2	1.05 MVA	98m SECURE YARD	30 DOCK DOORS
CROSS-SPLIT BUILDING	4 LEVEL ACCESS DOORS	212 CAR PARKING SPACES	109 HGV TRAILER SPACES

Common	15m CLEAR INTERNAL HEIGHT	50kN/m ² FLOOR LOADING	9 Tonne RACK LEG LOADING
B1(c)/B2/B8 USES	15% ROOF LIGHTS	LOW ENERGY OFFICE LIGHTING	CYCLE PARKING SPACES

BREEAM®
Built to BREEAM rating of 'Very Good'

A 0-25
EPC rating of 'A'



NORTH

INDICATIVE MASTERPLAN

UNIT 2 SEMI-DETACHED SELF-CONTAINED WAREHOUSE/DISTRIBUTION UNIT 217,072 SQ FT