

WULFRUN
PARK



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

Design & Build to occupiers' requirements

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DELIVERY Q2 2027



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

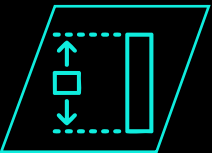
The unit will provide the following :

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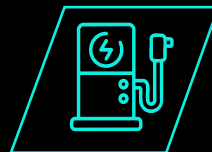
2 STOREY
TRANSPORT
OFFICE
- 

24 DOCK
LEVELLERS
- 

4 LEVEL
ENTRY DOORS
- 

8 DOUBLE
DECKER
EURO DOORS
- 

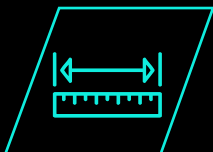
UP TO 18M
EAVES
HEIGHT
- 

SECURITY
GATEHOUSE
& BARRIERS
- 

48 CAR EV
BAYS
- 

60 BICYCLE
SPACES
- 

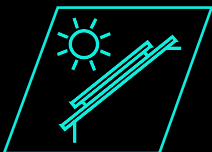
BREEAM
EXCELLENT
- 

UP TO 4 MVA
POWER
PROVISION
- 

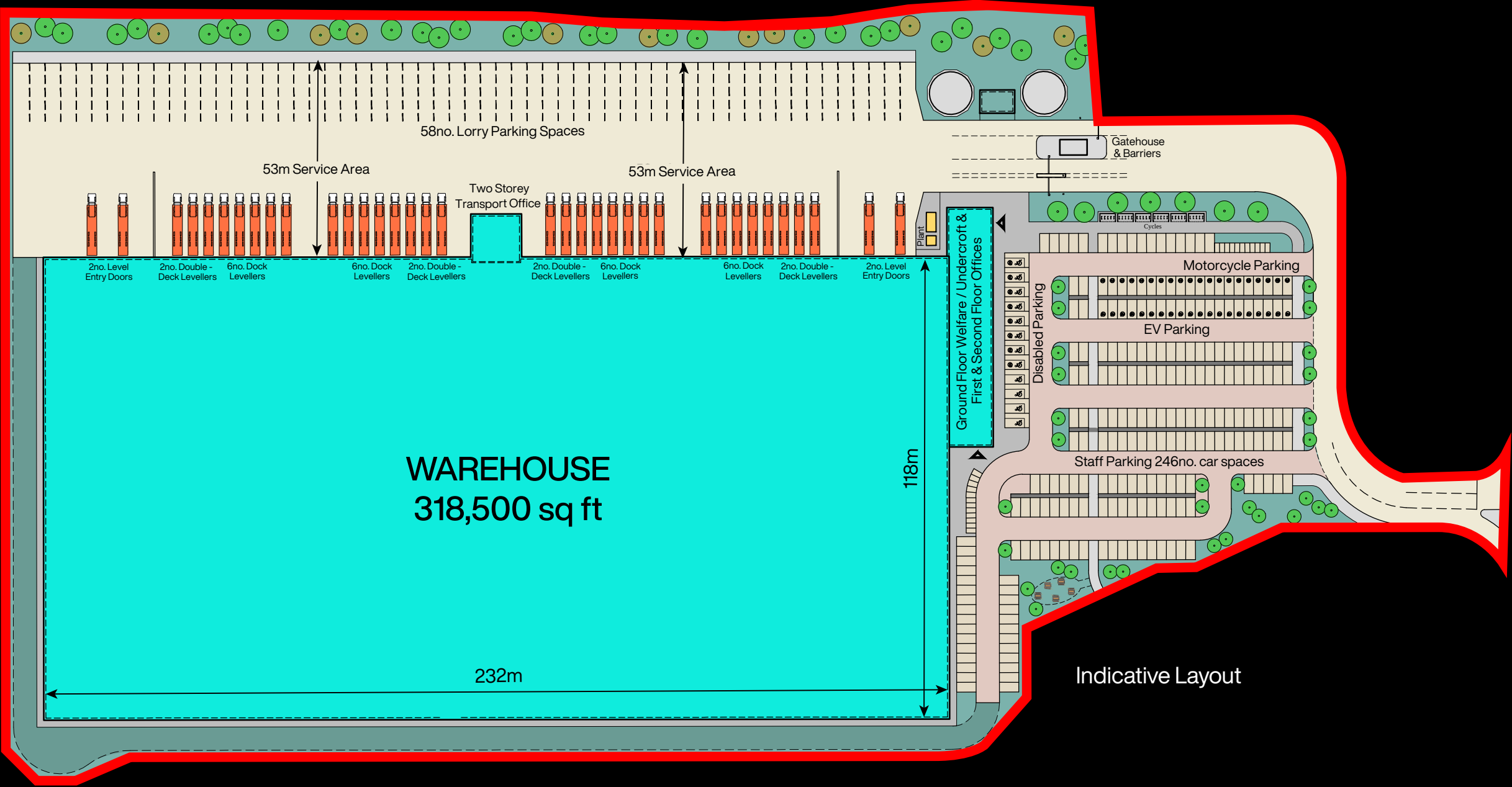
53M SERVICE
YARD
- 

58 LORRY
PARKING BAYS
- 

246 CAR
SPACES
- 

EPC "A"
RATING
- 

SOLAR
PHOTOVOLTAIC
(PV) ROOF



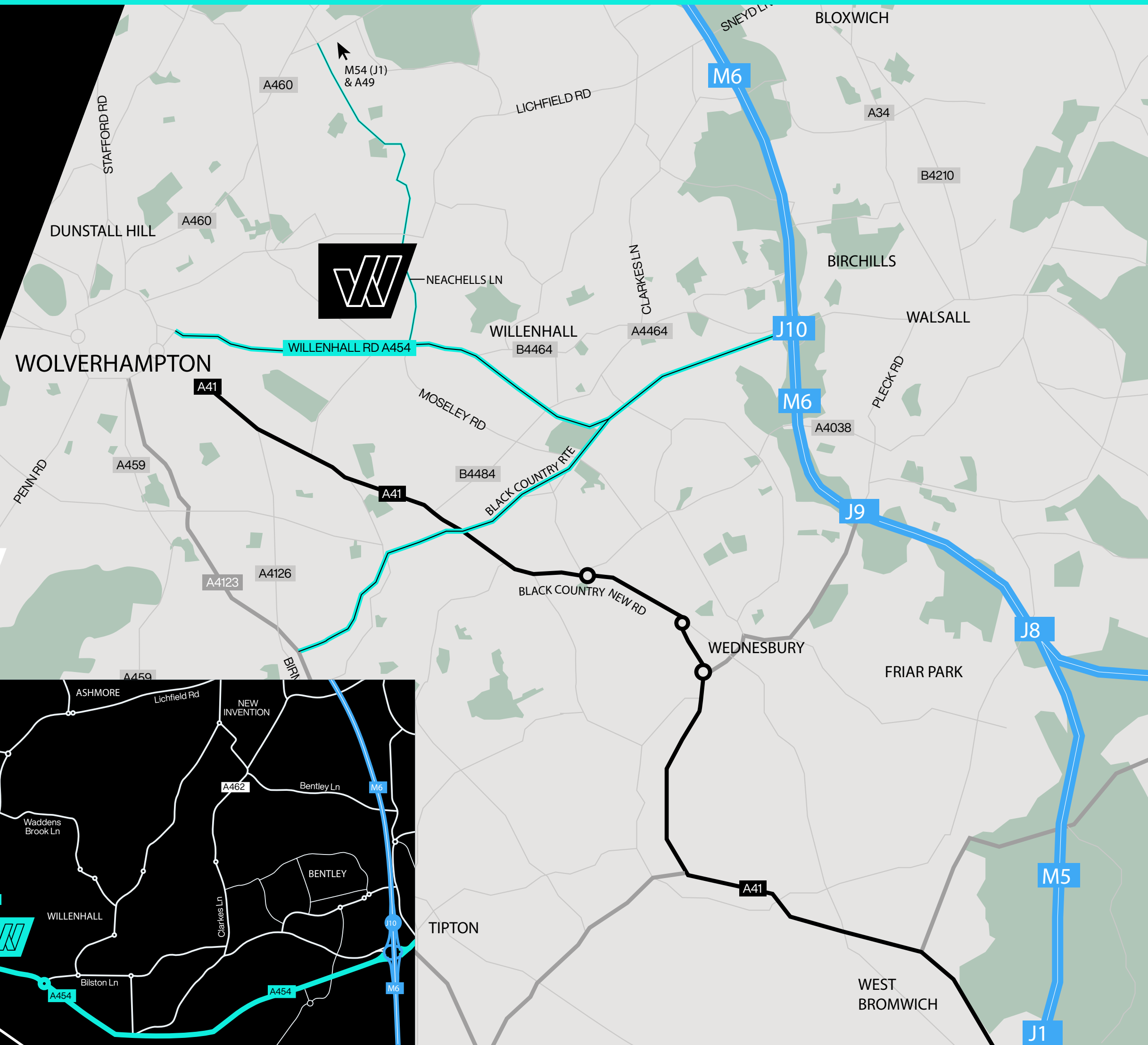
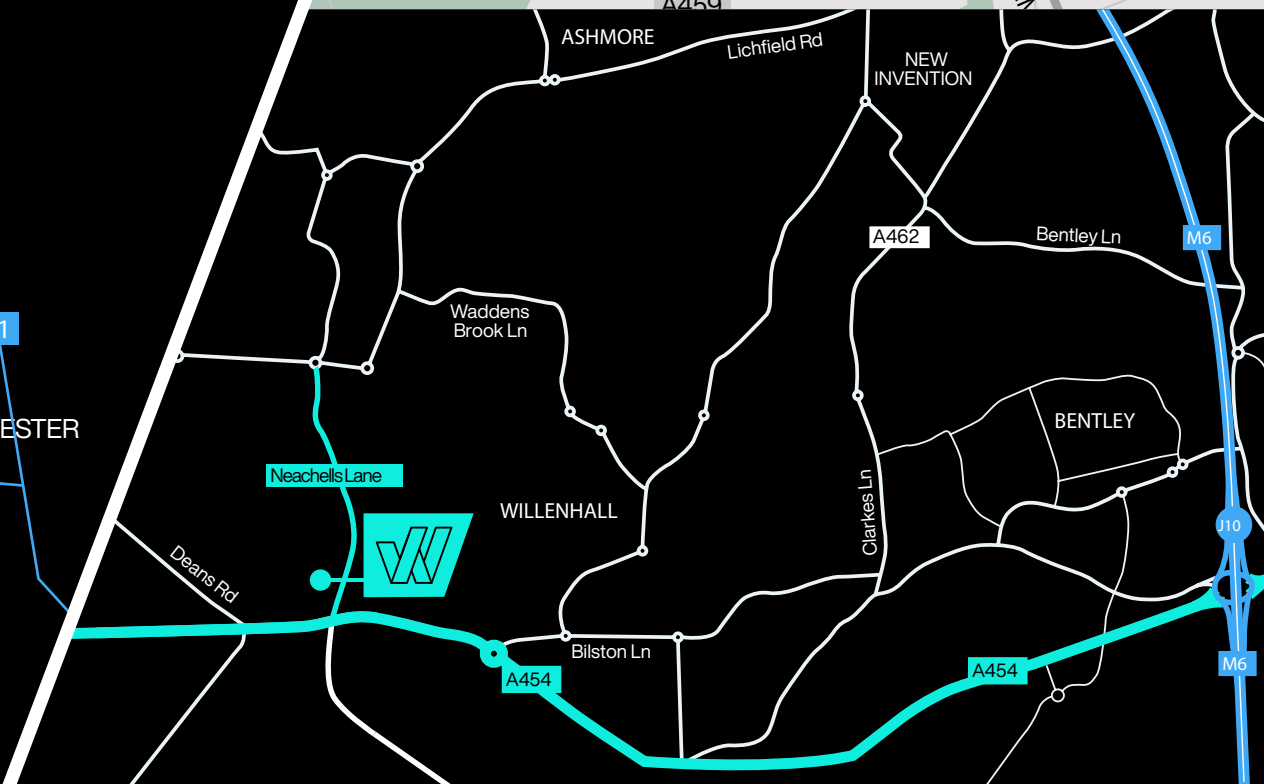


LOCATION

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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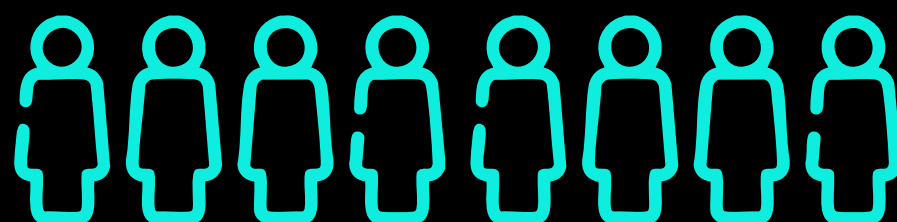


Illustrative purposes only



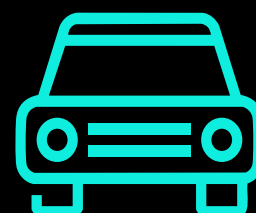
DEMOGRAPHICS

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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Wulfrun Park, Neachells Lane, Willenhall, Wolverhampton WV13 3LR



notes

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Schedule of Accommodation
All areas are square feet gross internal

Unit A		
Distribution	44,000 sq.ft	4,088 sq.m.
Main Offices	2,000 sq.ft.	186 sq.m.
Total	46,000 sq.ft.	4,274 sq.m.

Parking

36no. car spaces incl.
2no. Disabled Bays
8no. EV Bays

10no. bicycle spaces
4no. motorcycle spaces

Site Area

3.21 acres 1.30 hectares

Unit B		
Distribution	75,000 sq.ft	6,968 sq.m.
Main Offices	7,500 sq.ft.	697 sq.m.
Total	82,500 sq.ft.	7,665 sq.m.

Parking

64no. car spaces incl.
4no. Disabled Bays
14no. EV Bays

20no. bicycle spaces
6no. motorcycle spaces
19no. lorry parking bays

Site Area

4.22 acres 1.71 hectares

Unit C		
Distribution	135,000 sq.ft	12,542 sq.m.
Main Offices	15,000 sq.ft.	1,394 sq.m.
Total	150,000 sq.ft.	13,936 sq.m.

Parking

116no. car spaces incl.
6no. Disabled Bays
22no. EV Bays

40no. bicycle spaces
10no. motorcycle spaces
28no. lorry parking bays

Site Area

6.85 acres 2.77 hectares

Gross Site Area

31.43 acres 12.72 hectares

no.	date	revision	by
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client



project

Neachells Lane
Wolverhampton

drawing

Preliminary Site Context Plan

scale 1:1250 @ a1 drawn mjl

checked mjl date 30.07.25

no

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