

Cross-Docked Warehouse / Distribution Unit To Let

Wolverhampton 450

Gravelly Way
Four Ashes
Wolverhampton
WV10 7FH

**IMMEDIATELY
AVAILABLE**



448,089 Sq Ft



**15m Clear Internal
Height**



**Fully fitted
including
sprinklers, racking
and lighting**



**50m and 98m max.
yard depths**



**190 HGV parking
spaces**



**Cross-docked
warehouse with 58
dock and 8 level
access doors**

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Specification

- 15m clear internal height
- 58 dock and 8 level access loading doors
- Category 2 roof level and in-rack sprinkler system
- Inbound & Outbound two storey hub offices and a gatehouse
- Fully fitted canteen, locker areas and WCs
- 2.1 MVA power supply
- Yard depths of 50m and 98m maximum
- 360° vehicular access around the site
- 440 car parking spaces, 190 HGV parking spaces
- Fully sprinklered, lit and racked with 49,500 wide aisle and 19,700 VNA pallet locations. *(Please note that the racking is leased by the current occupier. All fit out items, including the racking sprinkler system, fire alarm and lighting are all available by separate negotiation).*

Accommodation

	Sq Ft	Sq M
Warehouse	424,889	39,473
Main Office	12,864	1,195
2x Two Storey Hub Office	10,038	933
Gatehouse	298	28
TOTAL	448,089	41,629

EPC

Energy Performance Rating – A13

Services

We understand this property has connections to all of the usual mains services. Interested parties are advised to make their own enquiries of the relevant authorities regarding the use of these services

Service Charge

A service charge is levied for the upkeep of the common estate.

Business Rates

We understand that the property has a Rateable Value of £2,250,000 (1 April 2023) as listed on the Valuation Office Agency website.

Terms

The property is available by way of sub-lease for a period of time to be agreed. The existing lease expires in May 2031.

VAT

VAT will be chargeable at the current rate.

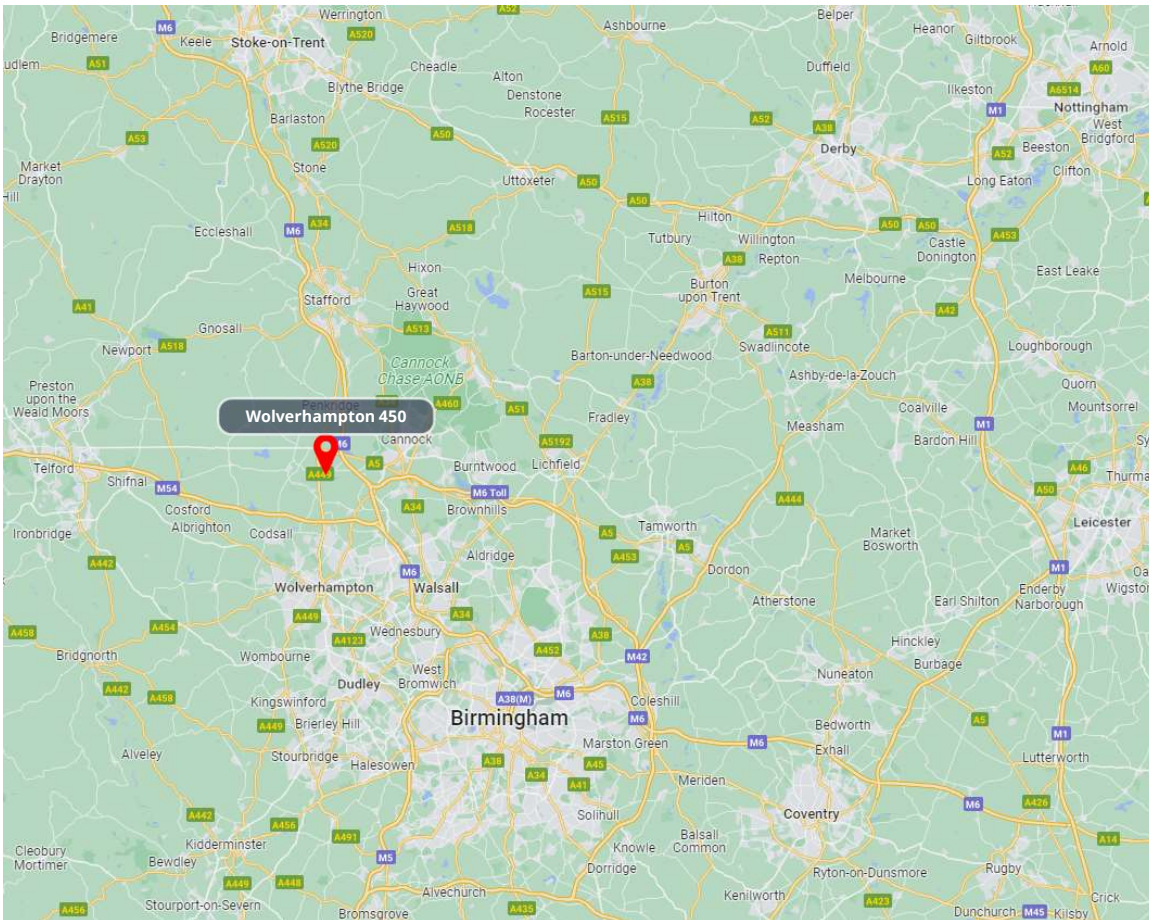
Legal Costs

Each party will be responsible for its own legal costs incurred in the transaction.

Money Laundering

The money laundering regulations require identification checks are undertaken for all parties leasing the property. Before a business relationship can be formed we will request proof of identification for the leasing entity.

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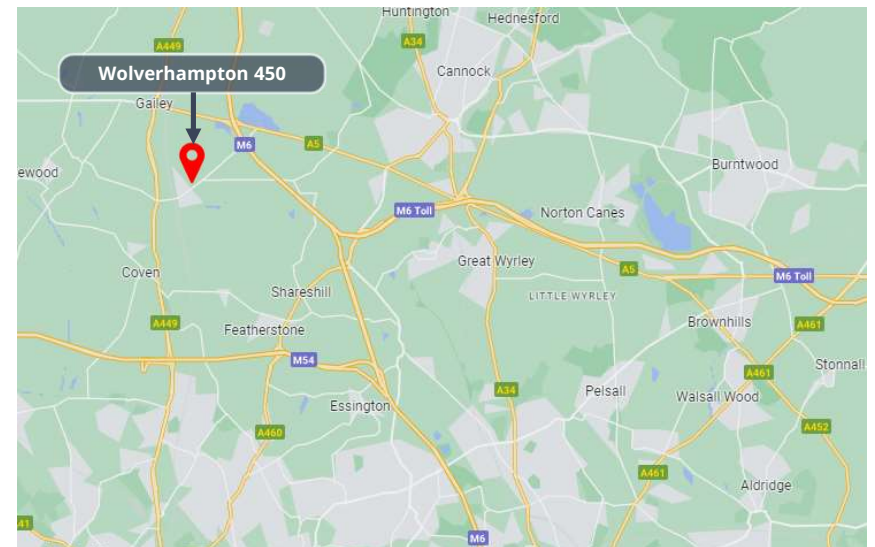


Location

Wolverhampton 450 is located within a 5 minute drive from J12 of the M6 and a 10 minute drive from the J1 of the M54, making it conveniently placed for the retail and automotive supply chains in the West Midlands and the wider, national motorway network.

Current occupiers in the vicinity include Air Liquide Healthcare, Hoppe UK, Haulotte UK and Gestamp.

Destination	Distance	Drive Time
M6 (Junction 12)	2.5 miles	5 mins
M6 Toll	4.5 miles	9 mins
M54 (Junction 1)	5.5 miles	10 mins
Wolverhampton City Centre	6.5 miles	18 mins
Birmingham City Centre	21 miles	47 mins
Hams Hall Rail Freight	25.0 miles	43 mins
Jaguar Land Rover	27.0 miles	41 mins
Birmingham Int. Airport	32.0 miles	1 hr 4 mins



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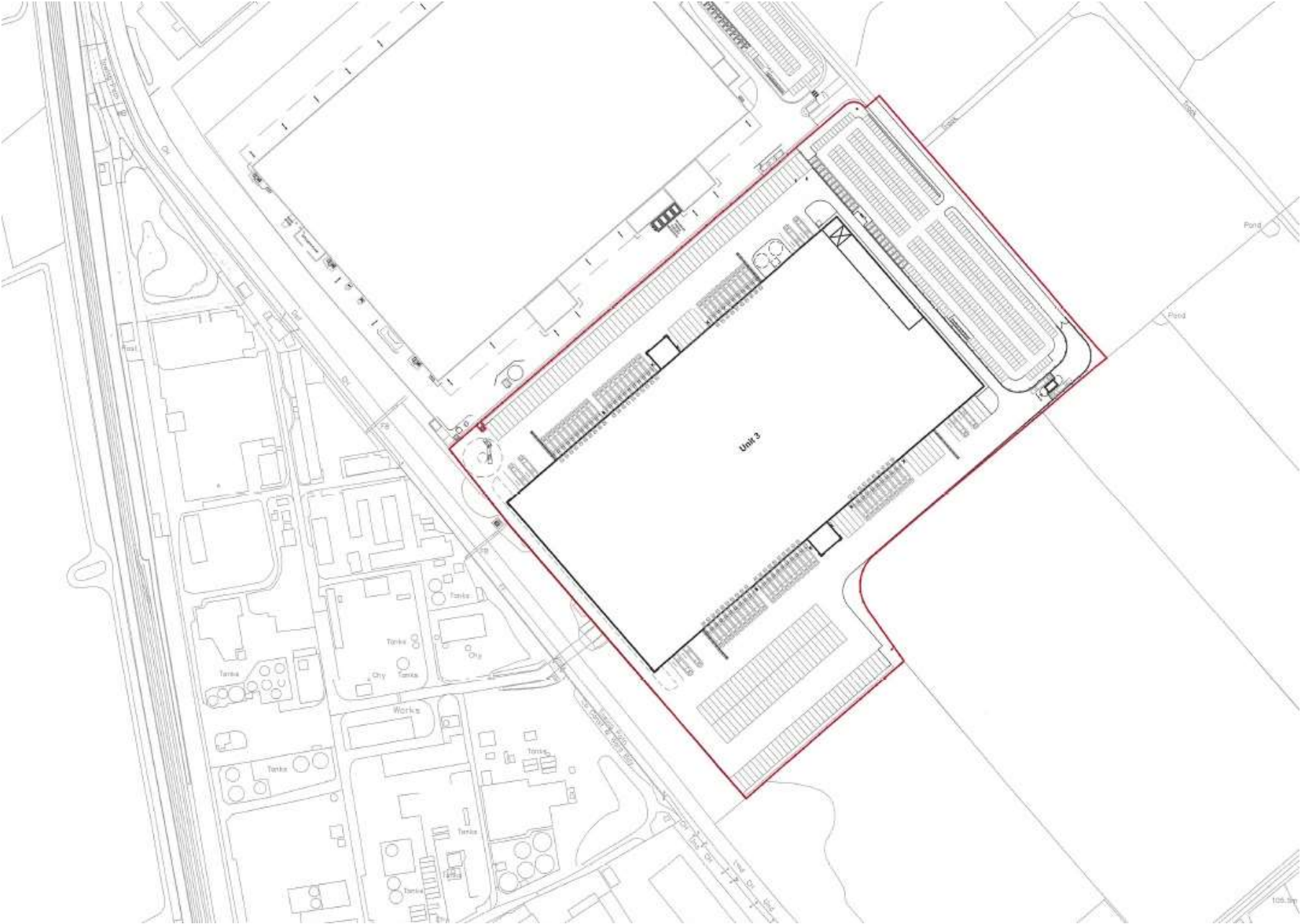
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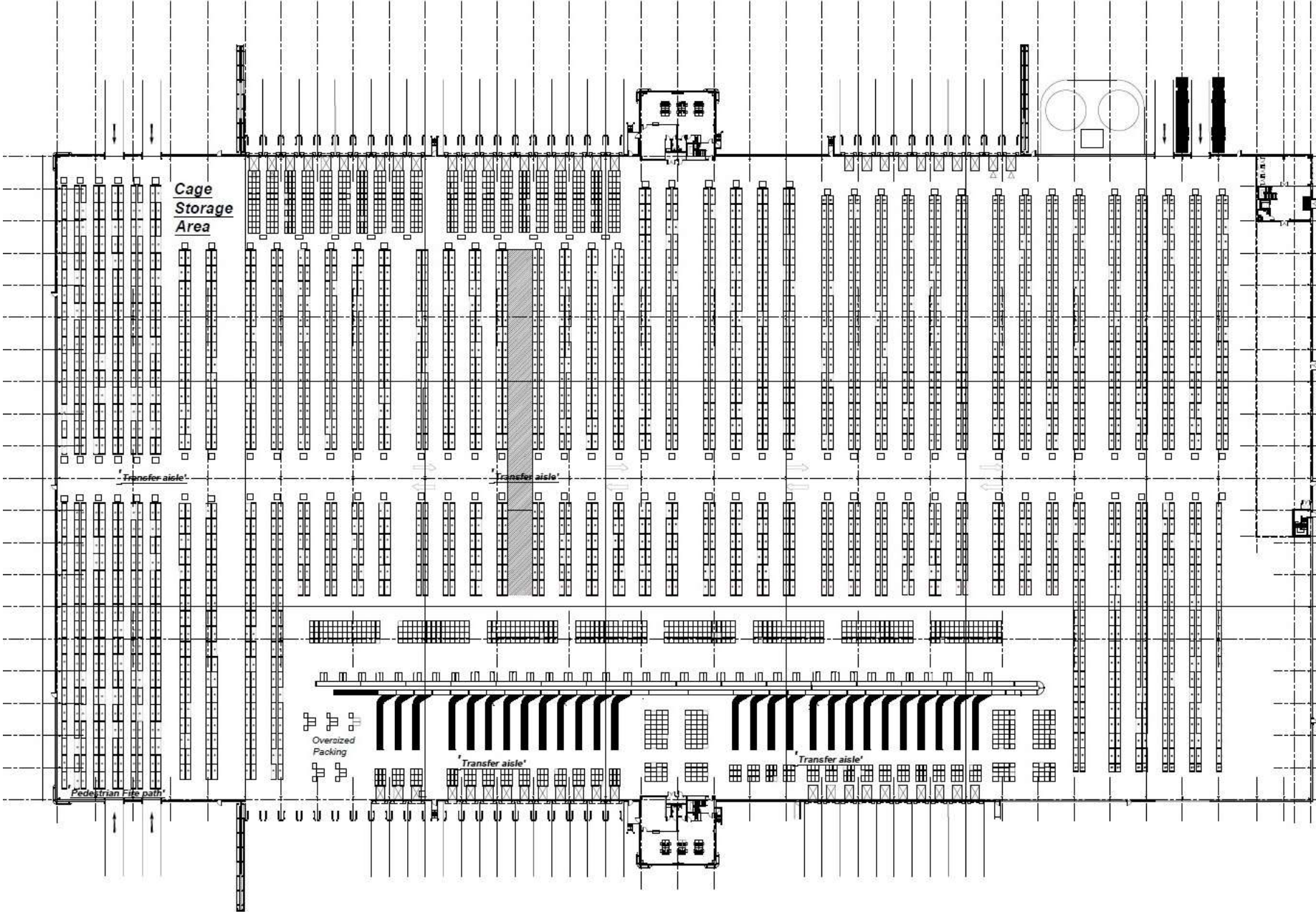
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Wolverhampton 450, Gravelly Way, Four Ashes, Wolverhampton, WV10 7FH - Demise Plan



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Wolverhampton 450, Gravelly Way, Four Ashes, Wolverhampton, WV10 7FH - Racking Plan



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To find out more, please contact

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Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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