

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

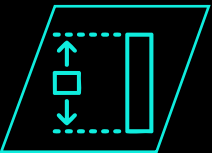
The unit will provide the following :

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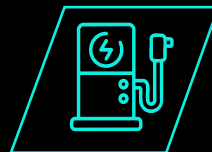
2 STOREY
TRANSPORT
OFFICE
- 

24 DOCK
LEVELLERS
- 

4 LEVEL
ENTRY DOORS
- 

8 DOUBLE
DECKER
EURO DOORS
- 

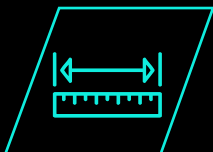
UP TO 18M
EAVES
HEIGHT
- 

SECURITY
GATEHOUSE
& BARRIERS
- 

48 CAR EV
BAYS
- 

60 BICYCLE
SPACES
- 

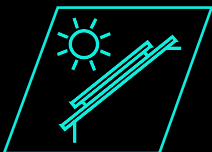
BREEAM
EXCELLENT
- 

UP TO 4 MVA
POWER
PROVISION
- 

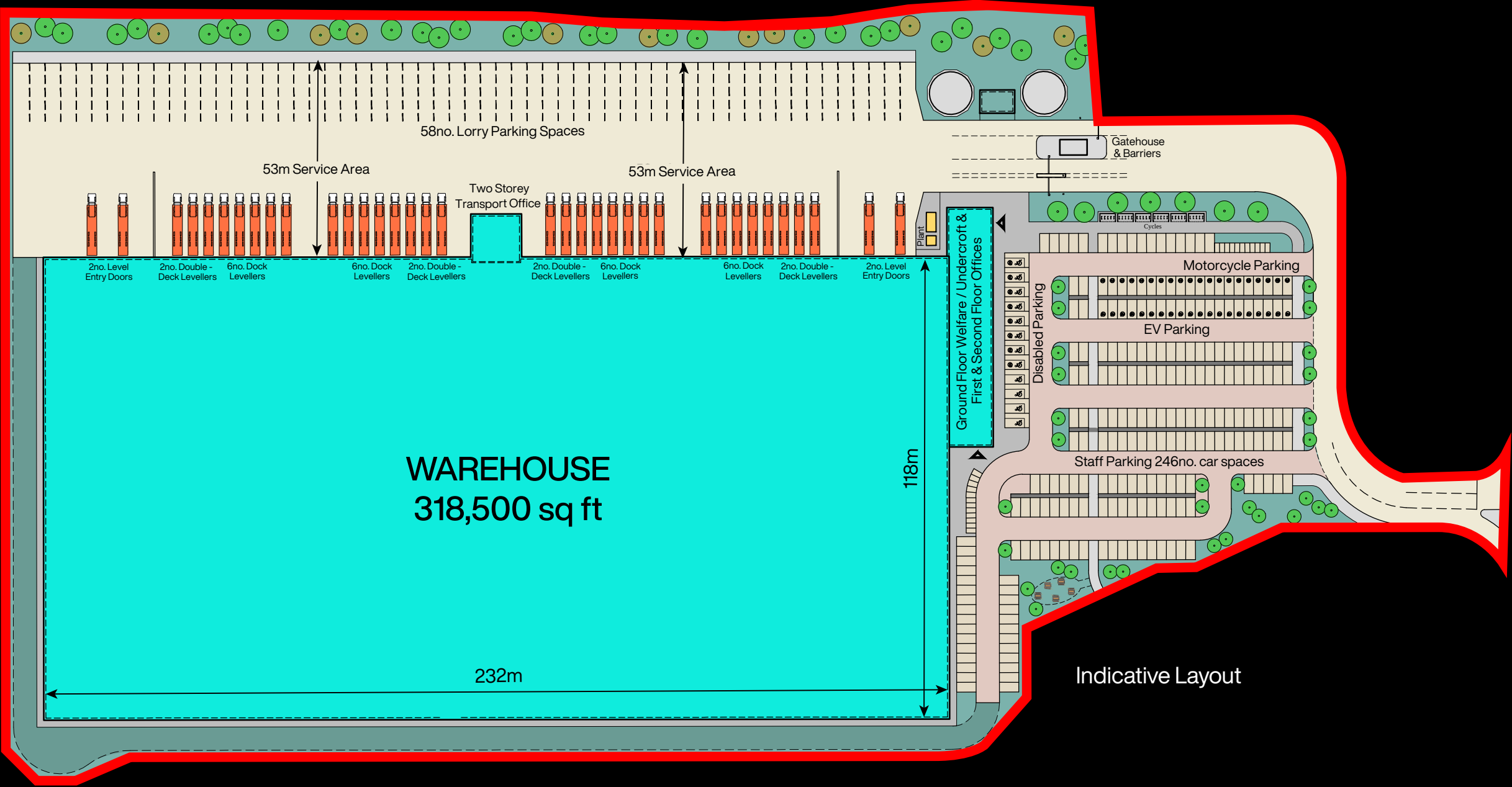
53M SERVICE
YARD
- 

58 LORRY
PARKING BAYS
- 

246 CAR
SPACES
- 

EPC "A"
RATING
- 

SOLAR
PHOTOVOLTAIC
(PV) ROOF



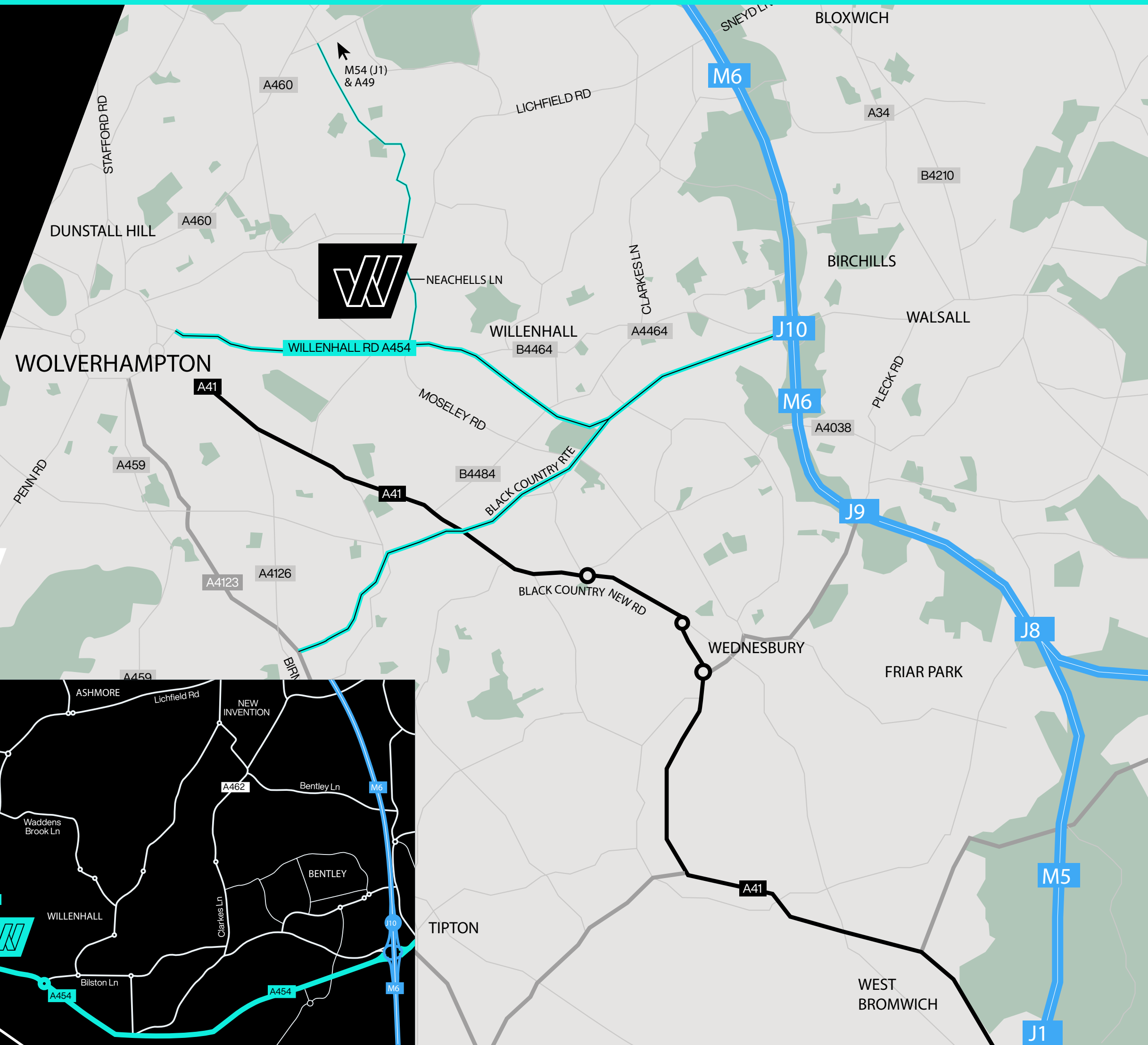
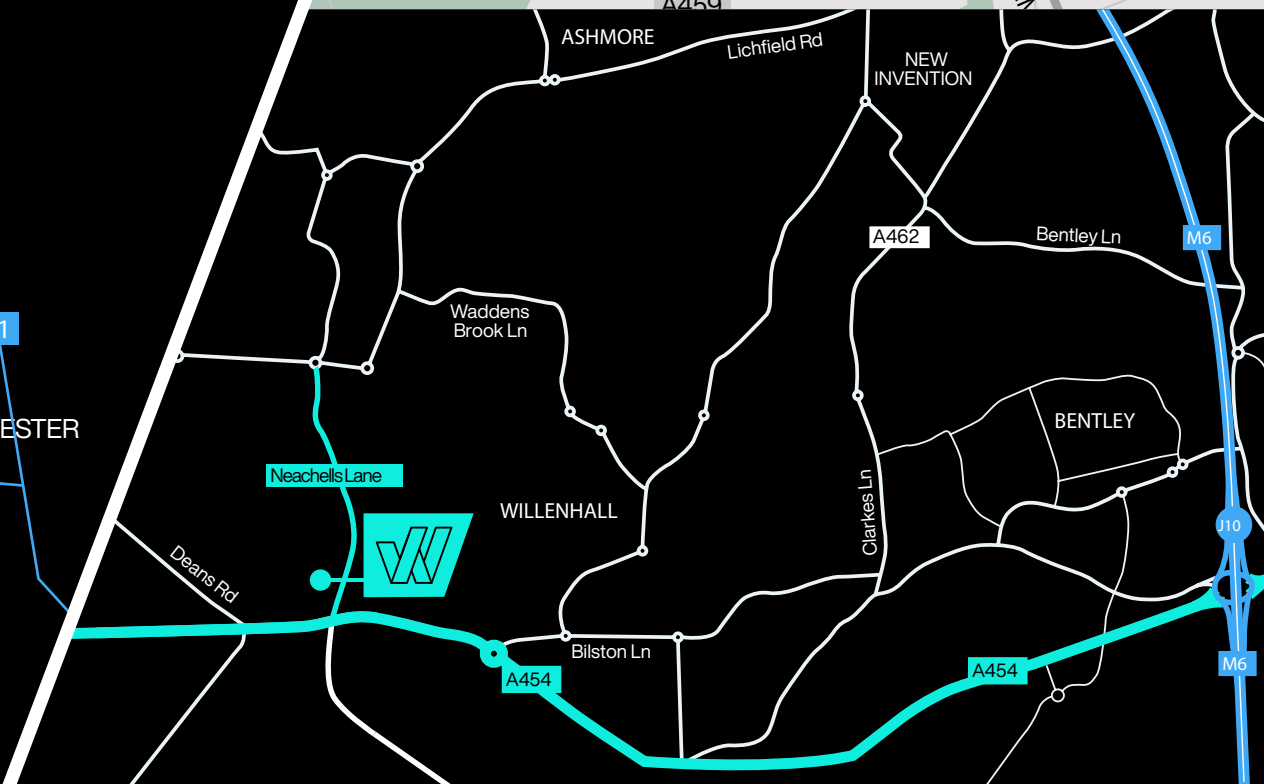


LOCATION

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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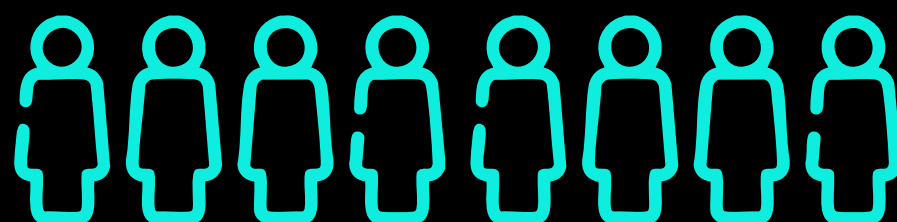


Illustrative purposes only



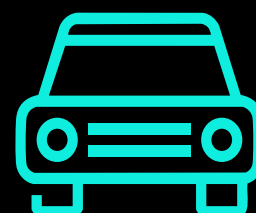
DEMOGRAPHICS

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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