

PANTHEONPARK

WOLVERHAMPTON - WV11 3DR



30,132 - 133,392 SQ FT
BRAND NEW PRODUCTION /
WAREHOUSE UNITS
TO LET - AVAILABLE NOW

AN EXCEPTIONAL OPPORTUNITY

PANTHEON PARK IS A STRIKING NEW PRODUCTION / WAREHOUSE DEVELOPMENT SITUATED AT THE HEART OF A MAJOR INDUSTRIAL AND MANUFACTURING LOCATION. HIGH PROFILE OCCUPIERS IN THE LOCAL AREA INCLUDE: JAGUAR LAND ROVER, YODEL, TATA STEEL AND TRAVIS PERKINS.

i54 SOUTH STAFFORDSHIRE - JAGUAR LAND ROVER

M54 J2

PANTHEON PARK

M6 J10 4 MILES

WOLVERHAMPTON SWIMMING + FITNESS CENTRE

BENTLEY BRIDGE LEISURE & RETAIL PARK

SAINSBURY'S

COOPER COATED COIL

MERCEDES BENZ

SOLD TO LOK'NSTORE

EURO CAR PARTS

WOLVERHAMPTON CCG

EUROCELL

SOLD TO ARNOLD CLARK

ENERGY SEAL

ACENTA STEEL

WEDNESFIELD WAY

ONBOARD CORRUGATED

RALPH MARTINDALE & CO

PANTHEON PARK

JENKS & CATTELL

FASTLINE STEEL SERVICES

PLANETARY ROAD

TSG ELECTRICAL SERVICES

HOWDEN JOINERY

GLM

ACTION MIDLANDS

CARVERS

STRAWBERRY LANE

ARCELOR MITTAL

THRIFTY RENTAL

SCREWFIX

GREGGS

AUTO-BAHN

ZINCAST FOUNDRY

MORELOCK SIGNS

NEACHELLS LANE

BP

ASPRAY LOGISTICS

SUEZ RECYCLING

EDWARD HOWELL GALVANIZERS

ARNOLD CLARK

DISTRUPOL

WINSTER

PSS HIRE

WATERY LANE

SECURITY HARDWARE

ON A STRATEGIC SITE

PANTHEON PARK PROVIDES BRAND NEW GRADE A SPECIFICATION PRODUCTION / WAREHOUSE UNITS FROM 30,132 SQ FT TO 133,392 SQ FT.

WOLVERHAMPTON SWIMMING + FITNESS CENTRE

COOPER COATED COILS

ENERGY SEAL

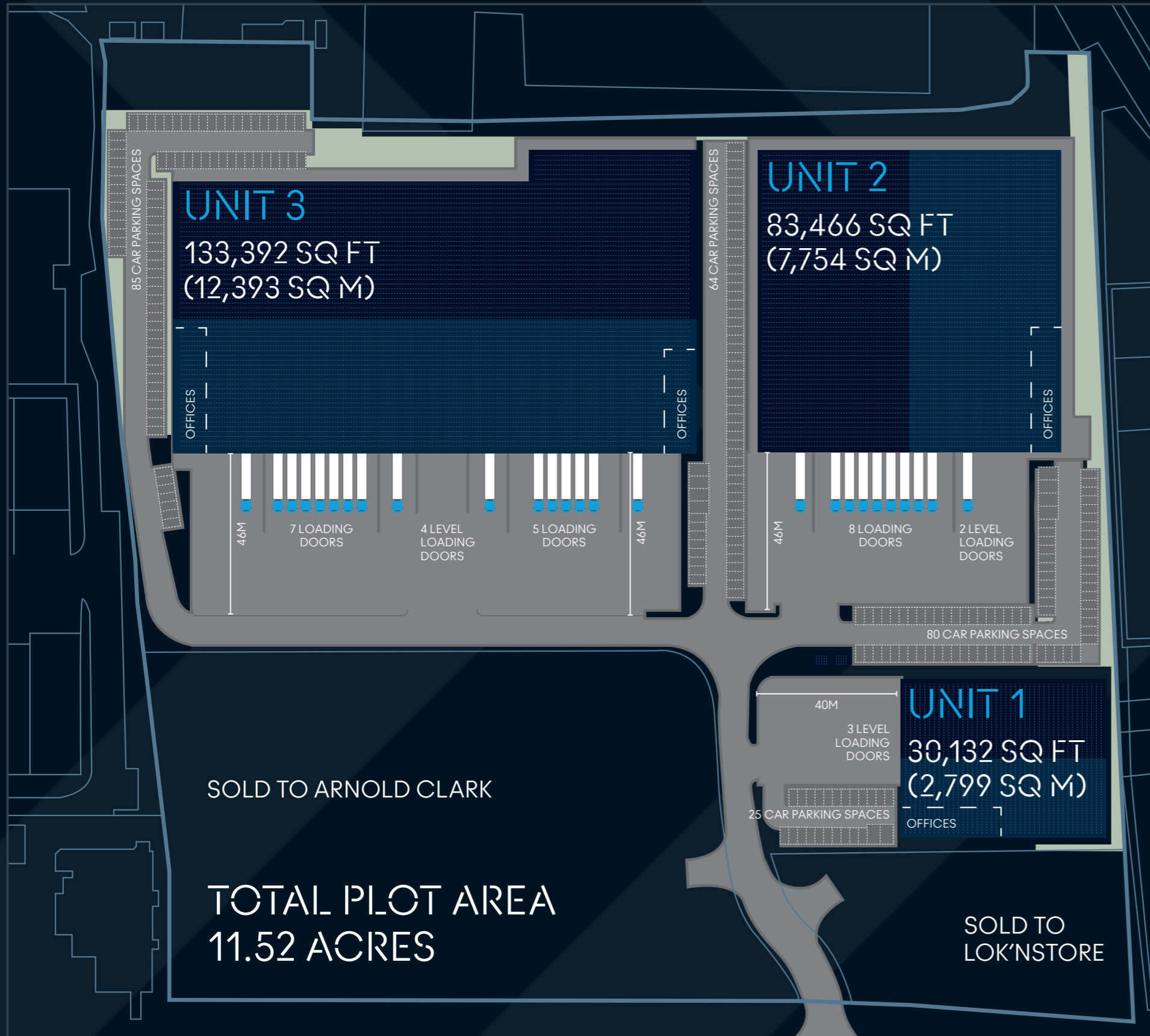
SOLD TO LOK'NSTORE

SOLD TO ARNOLD CLARK



BUILT TO A GRADE A SPECIFICATION

OPTION 01



MINIMUM EAVES
HEIGHT OF 10 - 12.5M



UP TO 46M
YARD DEPTH



50 kN/M² WAREHOUSE
FLOOR LOADING



BREEAM RATING
"VERY GOOD"



2 MVA POWER
AVAILABLE

ACCOMMODATION

UNIT 1

WAREHOUSE	27,181 SQ FT	2,525 SQ M
FIRST FLOOR OFFICES	2,951 SQ FT	274 SQ M
TOTAL	30,132 SQ FT	2,799 SQ M
PLOT AREA	1.32 ACRES	0.5 HECTARES

UNIT 2

WAREHOUSE	79,494 SQ FT	7,385 SQ M
FIRST FLOOR OFFICES	3,972 SQ FT	369 SQ M
TOTAL	83,466 SQ FT	7,754 SQ M
PLOT AREA	3.72 ACRES	1.5 HECTARES

UNIT 3

WAREHOUSE	127,463 SQ FT	11,842 SQ M
FIRST FLOOR OFFICES	5,929 SQ FT	551 SQ M
TOTAL	133,392 SQ FT	12,393 SQ M
PLOT AREA	6.48 ACRES	2.62 HECTARES

TOTAL GIA	246,990 SQ FT	22,946 SQ M
TOTAL PLOT AREA	11.52 ACRES	4.6 HECTARES

SPECIFICATION

WAREHOUSE

- » MINIMUM EAVES HEIGHT OF 10 - 12.5M
- » 50 kN/M² WAREHOUSE FLOOR LOADING
- » BREEAM RATING "VERY GOOD"
- » WAREHOUSE BUILT TO GRADE A SPECIFICATION
- » SOLAR PV

OFFICES

- » FULLY FINISHED TO A CATEGORY A STANDARD
- » HEATING, COOLING AND AIR-CON SYSTEMS
- » 500 LUX LIGHTING

EXTERNAL AREAS

- » LANDSCAPED ENVIRONMENT
- » CAR PARKING AREAS WITH SEPARATE ENTRANCES
- » UP TO 46M YARD DEPTH

UNIT 1

30,132 SQ FT

PRODUCTION / WAREHOUSE FACILITY

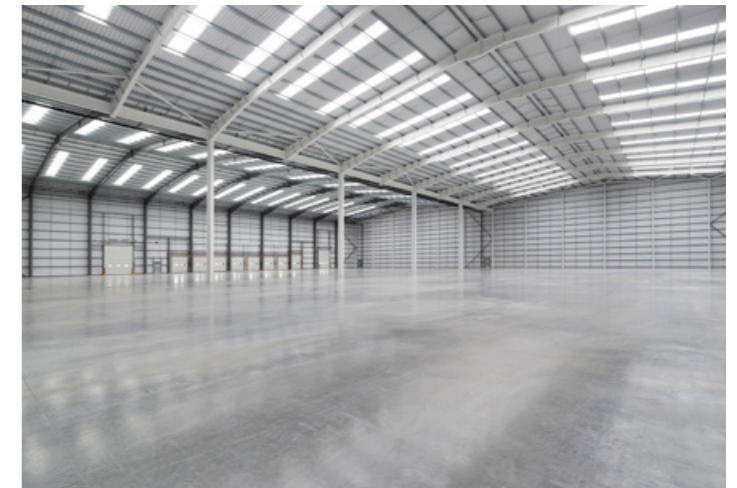
- 3 LEVEL LOADING DOORS
- 10M MINIMUM EAVES
- 40M SELF CONTAINED SECURE YARD
- 25 CAR PARKING SPACES
- FIRST FLOOR OFFICES FULLY FINISHED TO A CAT A STANDARD
- BREEM RATING "VERY GOOD"
- 50 KN/M2 WAREHOUSE FLOOR LOADING
- 4 ELECTRIC CHARGING SPACES
- SOLAR PV





UNIT 2
83,466 SQ FT
PRODUCTION / WAREHOUSE FACILITY

- 8 DOCK LEVEL DOORS
- 2 LEVEL LOADING DOORS
- 12.5M MINIMUM EAVES
- 46M SELF CONTAINED SECURE YARD
- 80 CAR PARKING SPACES
- SOLAR PV
- FIRST FLOOR OFFICES FULLY FINISHED TO A CAT A STANDARD
- BREEAM RATING "VERY GOOD"
- 50 KN/M2 WAREHOUSE FLOOR LOADING
- 4 ELECTRIC CHARGING SPACES



UNIT 3

133,392 SQ FT

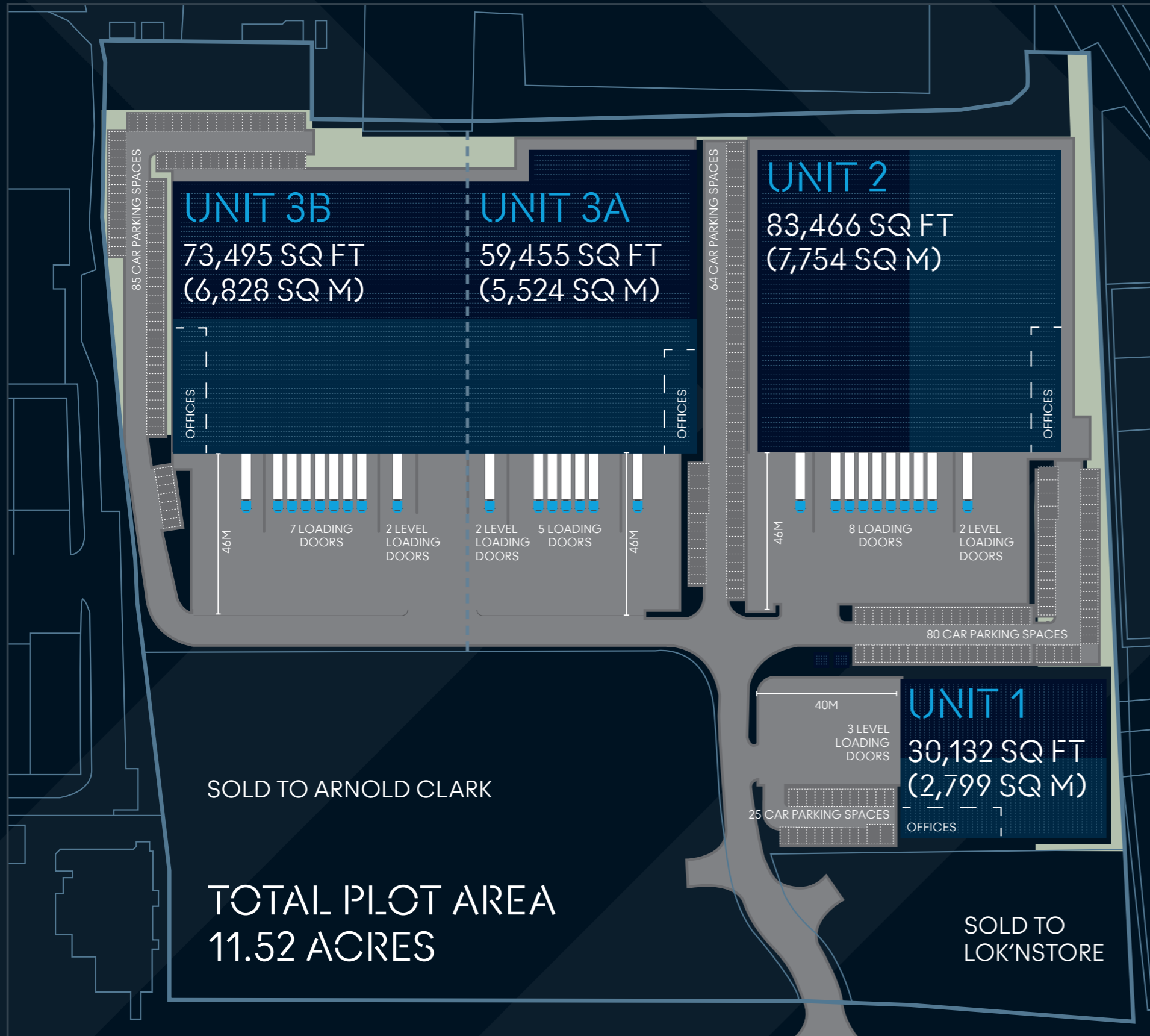
PRODUCTION / WAREHOUSE FACILITY

- ABILITY TO SPLIT (73,495 SQ FT / 59,455 SQ FT)
- 12 DOCK LEVEL DOORS
- 4 LEVEL LOADING DOORS
- 12.5M MINIMUM EAVES
- 46M SELF CONTAINED SECURE YARD
- 149 CAR PARKING SPACES
- FIRST FLOOR OFFICES FULLY FINISHED TO A CAT A STANDARD
- BREEAM RATING "VERY GOOD"
- 50 KN/M2 WAREHOUSE FLOOR LOADING
- 4 ELECTRIC CHARGING SPACES
- SOLAR PV



BUILT TO A HIGH SPECIFICATION

OPTION 02



MINIMUM EAVES
HEIGHT OF 10 - 12.5M



UP TO 46M
YARD DEPTH



50 kN/M² WAREHOUSE
FLOOR LOADING



BREEAM RATING
"VERY GOOD"



2 MVA POWER
AVAILABLE

ACCOMMODATION

UNIT 1

WAREHOUSE	27,181 SQ FT	2,525 SQ M
FIRST FLOOR OFFICES	2,951 SQ FT	274 SQ M
TOTAL	30,132 SQ FT	2,799 SQ M
PLOT AREA	1.32 ACRES	0.5 HECTARES

UNIT 2

WAREHOUSE	79,494 SQ FT	7,385 SQ M
FIRST FLOOR OFFICES	3,972 SQ FT	369 SQ M
TOTAL	83,466 SQ FT	7,754 SQ M
PLOT AREA	3.72 ACRES	1.5 HECTARES

UNIT 3A

WAREHOUSE	56,718 SQ FT	5,270 SQ M
FIRST FLOOR OFFICES	2,737 SQ FT	254 SQ M
TOTAL	59,455 SQ FT	5,524 SQ M
PLOT AREA	2.74 ACRES	1.1 HECTARES

UNIT 3B

WAREHOUSE	70,303 SQ FT	6,531 SQ M
FIRST FLOOR OFFICES	3,192 SQ FT	297 SQ M
TOTAL	73,495 SQ FT	6,828 SQ M
PLOT AREA	3.74 ACRES	1.5 HECTARES

TOTAL GIA	246,548 SQ FT	22,905 SQ M
TOTAL PLOT AREA	11.52 ACRES	4.6 HECTARES

SPECIFICATION

WAREHOUSE

- » MINIMUM EAVES HEIGHT OF 10 - 12.5M
- » 50 kN/M² WAREHOUSE FLOOR LOADING
- » BREEAM RATING "VERY GOOD"
- » WAREHOUSE BUILT TO GRADE A SPECIFICATION
- » SOLAR PV

OFFICES

- » FULLY FINISHED TO A CATEGORY A STANDARD
- » HEATING, COOLING AND AIR-CON SYSTEMS
- » 500 LUX LIGHTING

EXTERNAL AREAS

- » LANDSCAPED ENVIRONMENT
- » SELF-CONTAINED DEDICATED CAR PARKING
- » UP TO 46M YARD DEPTH

IN A PREMIER LOCATION

PANTHEON PARK IS SITUATED IN A PROVEN INDUSTRIAL AND MANUFACTURING LOCATION, 4 MILES FROM THE M6 (J10) VIA THE A454, THE SITE IS IN ONE OF THE TOP 5 UK DISTRIBUTION LOCATIONS.

SOURCE: OFFICE FOR NATIONAL STATISTICS

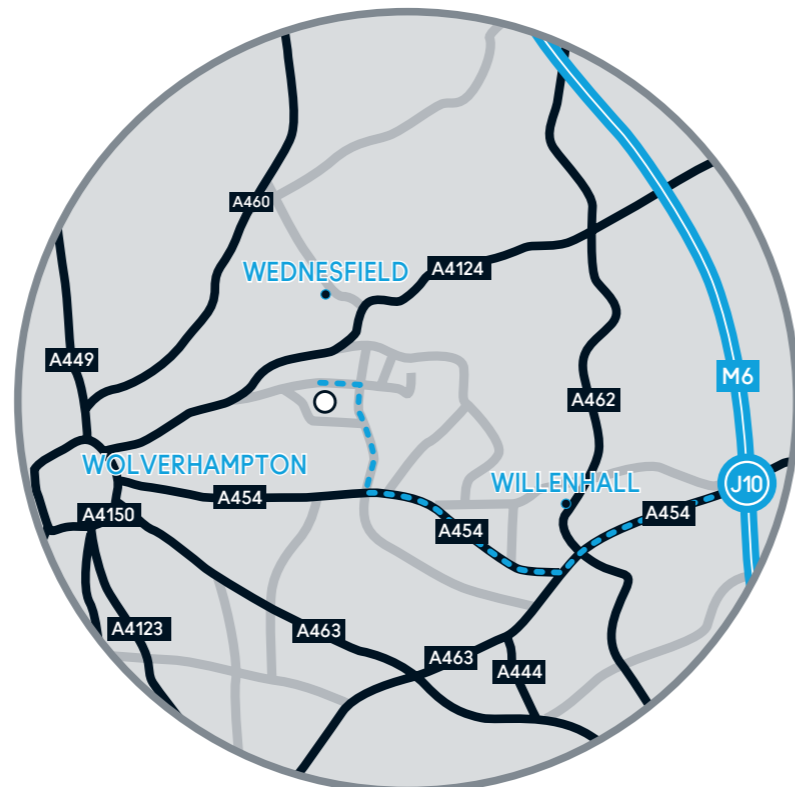
DRIVE TIMES

TOWN/CITY	MILES	TIME
WOLVERHAMPTON	2.1	8 MINS
BIRMINGHAM	15.5	29 MINS
WORCESTER	38.7	49 MINS
LEICESTER	53.4	1 HR 16 MINS

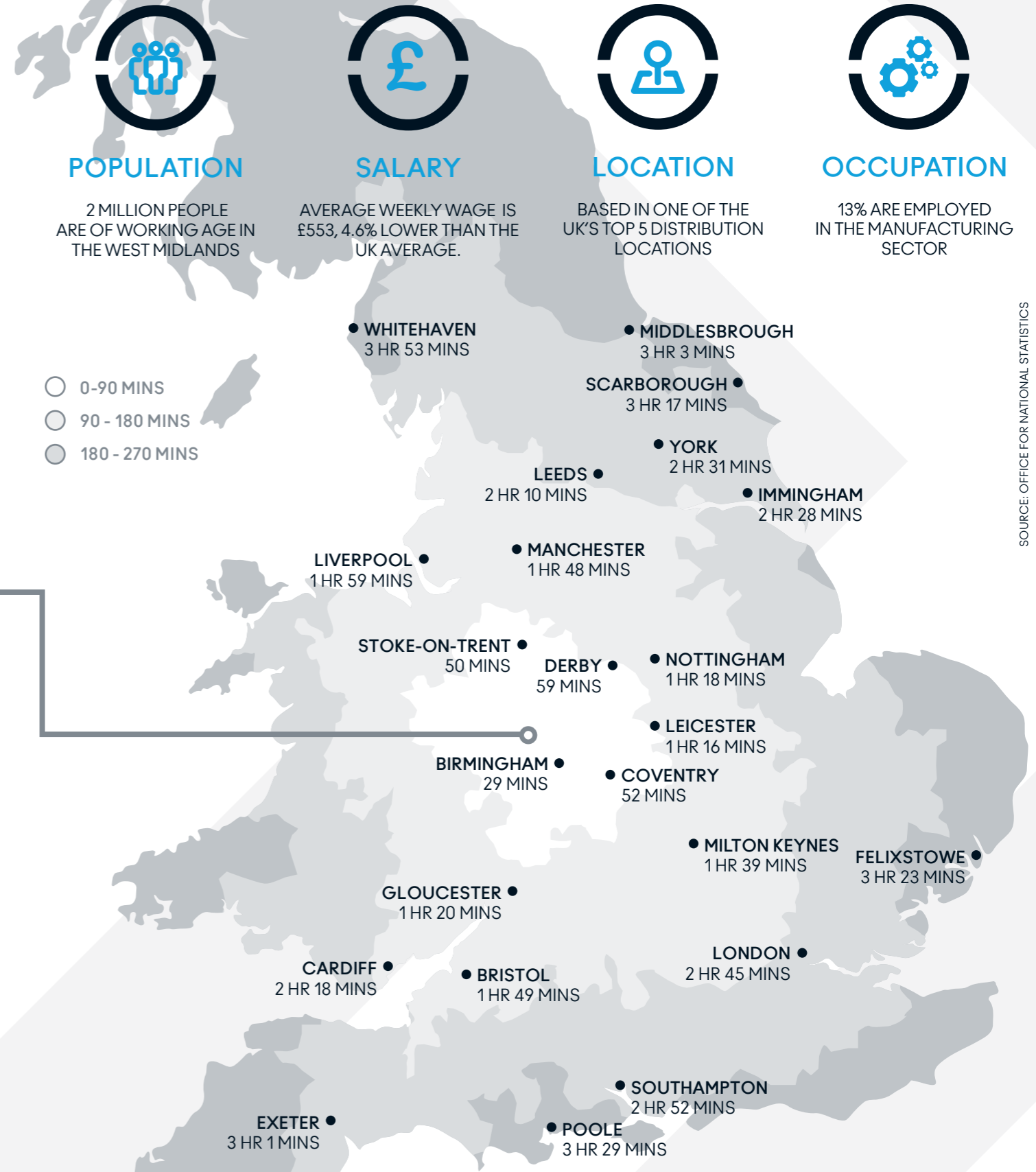
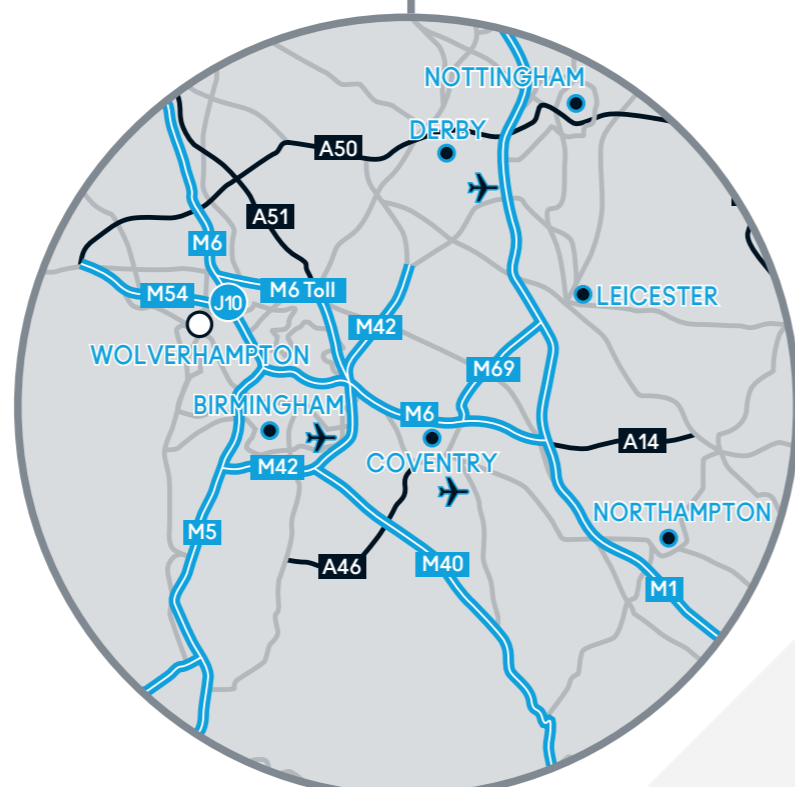
PORT	MILES	TIME
LIVERPOOL	93	1 HR 45 MINS
SOUTHAMPTON	154	3 HR 49 MINS
FELIXSTOWE	176	3 HR 9 MINS
DOVER	212	4 HR 3 MINS

AIRPORTS	MILES	TIME
BIRMINGHAM	25	49 MINS
COVENTRY	36	58 MINS
EAST MIDLANDS	48	59 MINS
MANCHESTER	67	1 HR 25 MINS
LONDON HEATHROW	125	2 HR 12 MINS
LONDON GATWICK	162	2 HR 54 MINS

SOURCE: GOOGLE MAPS



SAT NAV
WV11 3DR



SOURCE: OFFICE FOR NATIONAL STATISTICS

SOURCE: DRIVE TIME MAPS



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A DEVELOPMENT BY



STOFORD

Bridges
Fund Management

May 2020

These particulars are believed to be correct at the date of publication, but their accuracy is in no way guaranteed, neither do they form part of any contract. All areas are approximate.