



LET TO EVENTS HIRE UK SOLD TO ARA EUROPE

WELL LANE, WEDNESFIELD WAY, WEDNESFIELD WV11 1TB 2 MILES FROM WOLVERHAMPTON CITY CENTRE/3.3 MILES FROM J10, M6

WWW.BARBERRY55.CO.UK



ACCOMMODATION

The detached steel portal framed unit will be delivered to a high quality with first floor offices to the front elevation.

Warehouse	52,61U SQ IT	4,888 sq m
First floor offices	2,965 sq ft	275 sq m
Total	55,575 sq ft	5,163 sq m

SPECIFICATION



1) 4 dock levellers (including 1 Euro dock leveller)

2 level access loading doors

(₅50M) 50m yard depth

P 45 car parking spaces

First floor offices

Provision for Electric Vehicle charging points

(IIIII) Gated secure yard/self-contained site

🙆 50 kN sq m

500 KVA power supply (Ability to upgrade to 2.5 MVA)

Upgraded roof structure to support additional PV cells

EPC

To be built to an EPC 'A' rating.

USES

The new facility has planning consent for B1c. B2 & B8 uses.



OCCUPIER WELFARE

Barberry55 has been designed with employee welfare at the forefront of the development, providing an exceptional environment in which to work.



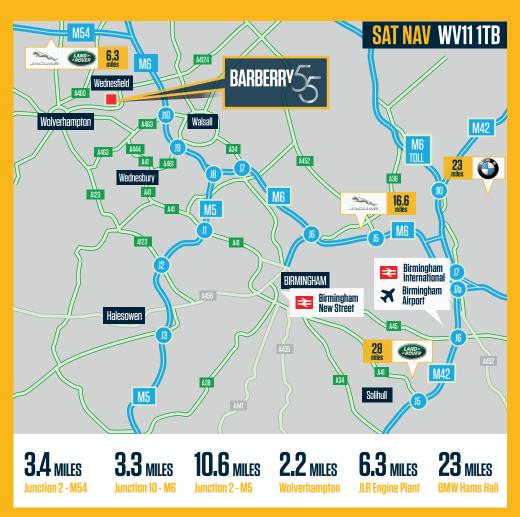
£3k developer contribution to gym equipment



Outdoor breakout space



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SUSTAINABILITY

Barberry55 will be constructed to a market leading specification that will benefit the occupier by reducing occupational costs and fulfilling many of the environmental, social and corporate governance ratings in measuring the sustainability and social impact of buildings.

Barberry has worked hard to use the latest environmentally friendly technology to minimise the dependency on fossil fuels, help reduce CO₂ emissions and the costs of occupation for occupiers who have the opportunity to procure a renewable electrical energy tariff and drive towards a zero carbon operation.



EPC 'A' rating



High efficiency air source heat oumo



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Reduce cooling, Upgraded roof lighting and structure to support heating demand additional PV cells



10% warehouse roof lights to increase natural lighting



Provision for vehicle charging in all parking spaces, as well as in loading yards



Optimum performance insulated cladding and roof materials



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Another development by

BARBERRY

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