

NOW LET



BARBERRY55
DETACHED SELF-CONTAINED
INDUSTRIAL/URBAN LOGISTICS UNIT

**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**

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WOLVERHAMPTON
CITY CENTRE 2.2 MILES

JAGUAR
LAND ROVER
JLR ENGINE PLANT
6.3 MILES

PLANETARY
INDUSTRIAL ESTATE

BENTLEY BRIDGE
RETAIL & LEISURE PARK

BENTLEY BRIDGE
BUSINESS PARK

PETROL STATION

Sainsbury's

PANTHEON
PARK

NHS

TOOLSTATION

QUICK
CAR CENTRE

BARBERRY55

WELL LANE

A4124
WEDNESFIELD WAY

M6 JUNCTION 10
3.3 MILES

The property is situated just off the **A4124 Wednesfield Way** and is in close proximity to Bentley Bridge Retail & Leisure Park.

The property is located **3.3 miles from J10, M6** and **3.4 miles to J2, M54**.

Industrial estates close by include Planetary Industrial Estate, Key Industrial Park, and Pantheon Park. Local businesses in the area include Accelor Mittal, Assa Abloy, Cooper Coated Coils, Euro Car Parts, EFD Induction, Howdens, James Lister, Screwfix, Travis Perkins and Yodel.

- 582,000 people live within 20 minute drive of the city centre
- 3 million people live within 20 mile radius
- Wolverhampton is one of the most successful industrial conurbations in the UK attracting Jaguar Land Rover, Moog, Eurofins and ISP, collectively employing circa 2,000 people
- Jaguar Land Rover to invest a further £450 million in i54 which will double its workforce
- Over 30,000 students in higher education
- University of Wolverhampton has approximately 23,000 students and is expanding
- The university plans to invest circa £250 million over the next five years creating additional courses, new facilities and innovate new ventures
- Barberr55 is perfectly situated in close proximity to M6, M6 toll, M54, M5, M42.

ACCOMMODATION

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

Warehouse	52,610 sq ft	4,888 sq m
First floor offices	2,965 sq ft	275 sq m
Total	55,575 sq ft	5,163 sq m

SPECIFICATION

-  10m clear internal height
-  4 dock levellers (including 1 Euro dock leveller)
-  2 level access loading doors
-  50m yard depth
-  45 car parking spaces
-  First floor offices
-  Provision for Electric Vehicle charging points
-  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



Natural and mechanical ventilation



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 pump



LED lighting



Reduce cooling, lighting and heating demand



Upgraded roof structure to support 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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