

REVOLUTION PARK

WOLVERHAMPTON // WV11 3SQ

**NEW NET ZERO
CARBON NEUTRAL
DEVELOPMENT**

TO LET

BUILD TO SUIT INDUSTRIAL
AND WAREHOUSE OPPORTUNITY
(BESPOKE OPTIONS AVAILABLE)

UP TO 200,000 SQ FT
UP TO 18,581 SQ M

www.revolutionpark.co.uk

IAS industrial
agents
society

**Awards
2022
WINNER**

TD TREBOR
DEVELOPMENTS

Schroders

Deal of the Year - 50,000 - 100,000 sq ft



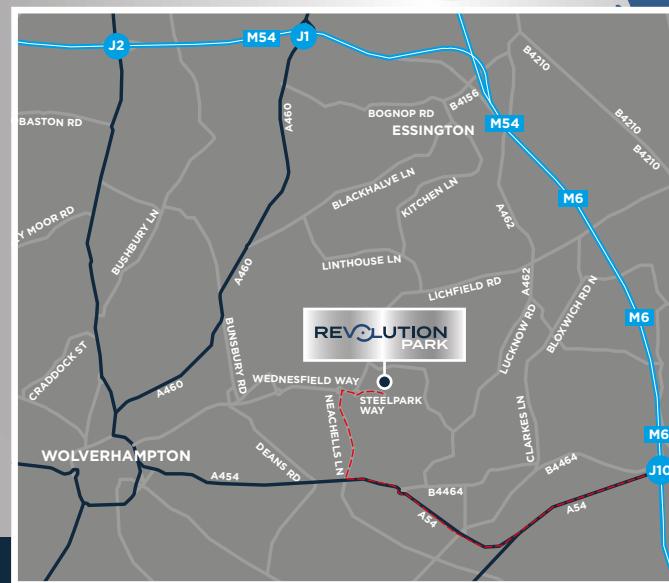


LOCATION

The site is situated just off the A4124 Wednesfield Way within close proximity to the Bentley Bridge retail & leisure park. The site offers easy access to the national motorway network with J1 of the M54 circa 3.8 miles to the north and J10 of the M6 just 4 miles to the east.

WOLVERHAMPTON

- Located in a core industrial and logistics location benefiting from a large labour pool
- Circa 2.2 miles from Wolverhampton City Centre which provides excellent public transport links and connectivity



DRIVE TIMES

LOCATION	TIME	MILES
Wolverhampton	8 mins	2.2
Junction 10, M6	10 mins	4
Birmingham	29 mins	17
Manchester	1 hr 34 mins	75
London	2 hrs 4 mins	129

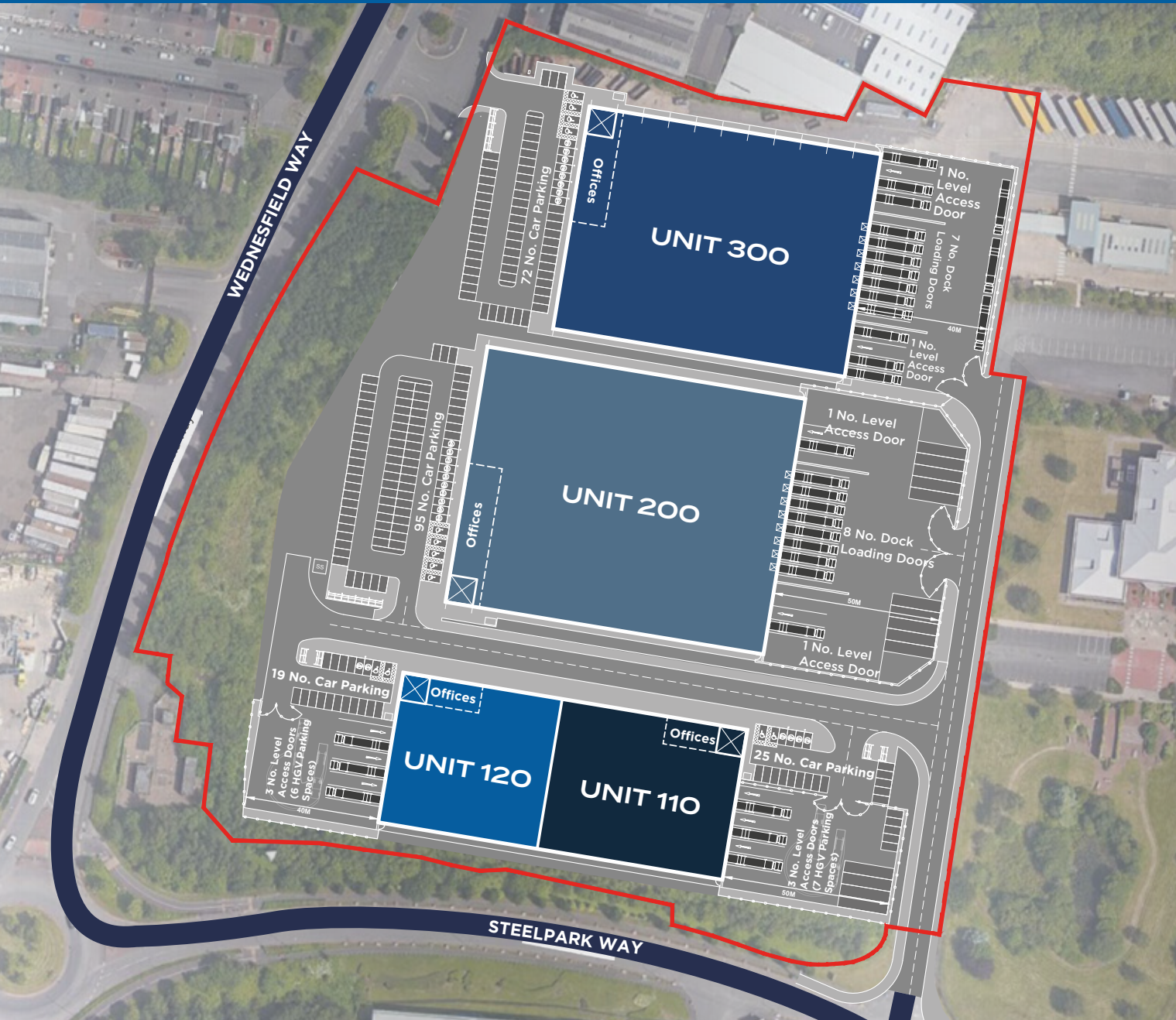
PORT	TIME	MILES
Liverpool	2 hrs 10 mins	81.8
Immingham	2 hrs 31 mins	134
Southampton	2 hrs 57 mins	154
Felixstowe	3 hrs 9 mins	176
Dover	3 hrs 53 mins	223

AIRPORT	TIME	MILES
Birmingham	42 mins	26
East Midlands	1 hr 1 min	47.9
Manchester	1 hr 20 mins	68
London Heathrow	2 hr 10 mins	126
London Gatwick	2 hr 54 mins	164

Source: Google Maps

Detailed planning consent in place
and available on a fast track basis

FOUR UNIT OPTION



ACCOMMODATION

UNIT 110	SQ FT	SQ M
WAREHOUSE	26,382	2,451
OFFICE	2,756	256
TOTAL	29,138	2,707
UNIT 120	SQ FT	SQ M
WAREHOUSE	22,507	2,091
OFFICE	2,756	256
TOTAL	25,263	2,347
UNIT 200	SQ FT	SQ M
WAREHOUSE	78,878	7,328
OFFICE	5,167	480
TOTAL	84,045	7,808
UNIT 300	SQ FT	SQ M
WAREHOUSE	62,775	5,832
OFFICE	4,392	408
TOTAL	67,167	6,240

DESCRIPTION

UNIT 110

- 3 level access doors
- 7 HGV spaces (incl. loading)
- 20 cycle spaces
- 25 car parking spaces
- 50m yard depth
- 10m internal working height

UNIT 200

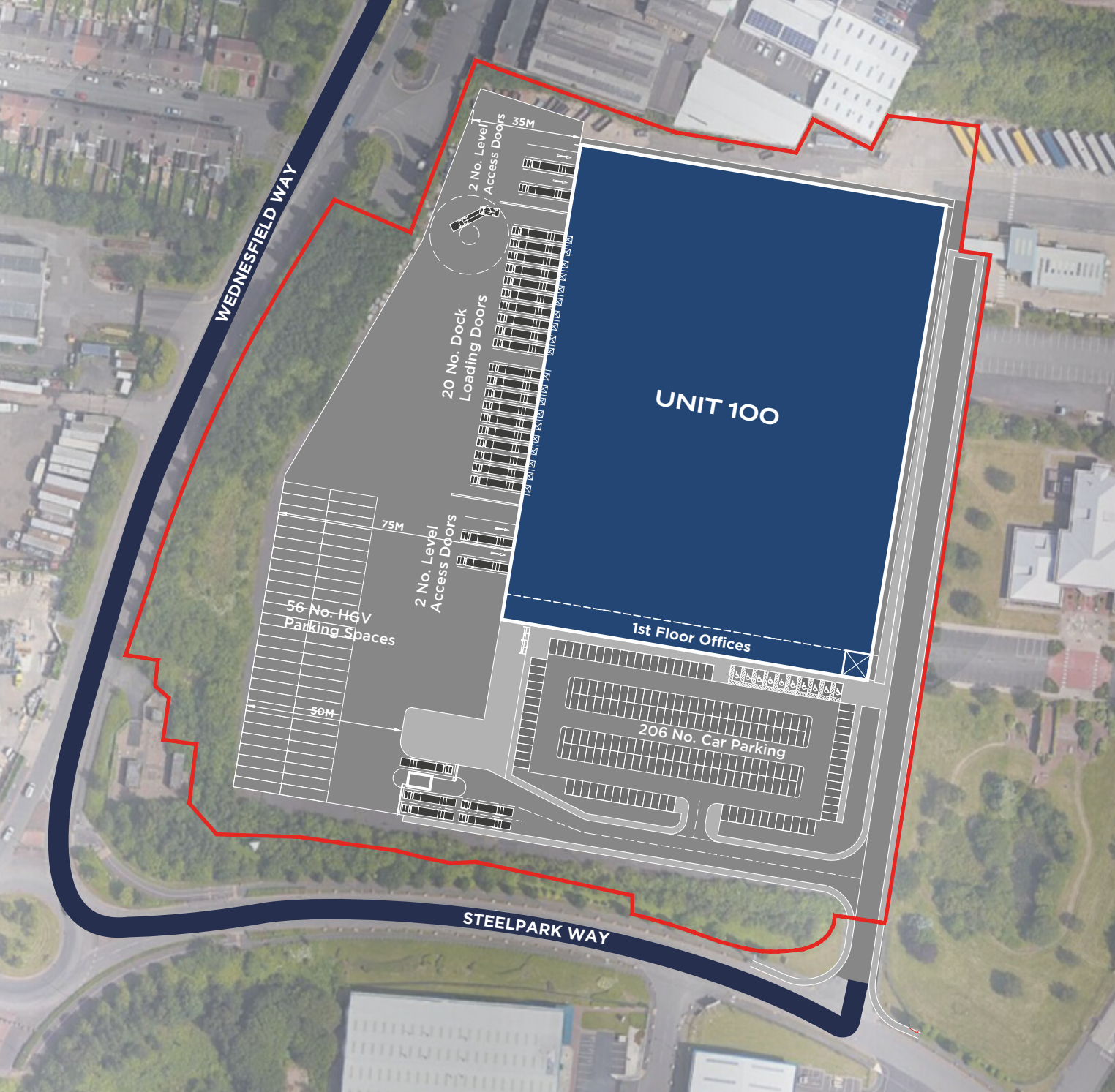
- 2 level access doors
- 8 dock loading doors
- 40 cycle spaces
- 95 car parking spaces
- 20 HGV spaces (incl. loading)
- 50m yard depth
- 12.5m internal working height

UNIT 120

- 3 level access doors
- 6 HGV spaces (incl. loading)
- 20 cycle spaces
- 19 car parking spaces
- 40m yard depth
- 10m internal working height

UNIT 300

- 2 level access doors
- 7 dock loading doors
- 30 cycle spaces
- 72 car parking spaces
- 16 HGV spaces (incl. loading)
- 40m yard depth
- 12.5m internal working height



SINGLE UNIT OPTION

ACCOMMODATION

UNIT 100	SQ FT	SQ M
WAREHOUSE	190,736	17,720
OFFICE (2 STOREY)	10,764	1,000
TOTAL	201,500	18,720

DESCRIPTION

UNIT 100

- 4 level access doors
- 20 dock loading doors
- Secure yard with 35m - 75m depth
- 56 HGV parking spaces
- 206 car parking spaces
- 5% offices
- 15m internal working height

THREE UNIT OPTION

ACCOMMODATION

UNIT 110	SQ FT	SQ M
WAREHOUSE	26,382	2,451
OFFICE	2,756	256
TOTAL	29,138	2,707

UNIT 120	SQ FT	SQ M
WAREHOUSE	22,507	2,091
OFFICE	2,756	256
TOTAL	25,263	2,347

UNIT 200	SQ FT	SQ M
WAREHOUSE	152,115	14,132
OFFICE	8,525	792
TOTAL	160,640	14,924

DESCRIPTION

UNIT 110

- 3 level access doors
- 45m yard depth
- 25 car parking spaces
- 10m internal working height

UNIT 120

- 3 level access doors
- 40m yard depth
- 21 car parking spaces
- 10m internal working height

UNIT 200

- 2 level access doors
- 16 dock loading doors
- 76m yard depth
- 164 car parking spaces
- 12.5m internal working height



DEMOGRAPHICS



ECONOMY

One of the **top ten** growing economies in the UK*



INVESTMENT

Record levels of private and public investment with **£4.4 billion** pounds being injected into regeneration projects citywide*



EASY ACCESS

Easy access to the **M6, M6 Toll, M54, M5 and M42***



POPULATION

A market of **3 million** within 20 miles*



LABOUR

One of the UK's largest pools of skilled labour - **323,000 people** live in the city's travel to work area*



UNIVERSITY

The University of Wolverhampton is ranked in the **UK top 5** for graduate employability*



WORKING POPULATION

Working population **126,300 / 76.4%** of population economically active (79.1 % uk average)**



EMPLOYMENT

72.5% employment rate**



MANUFACTURING

12.6% employed in the manufacturing sector (higher than 8% average for GB)**



WAGES

£501.80 average gross weekly pay (uk average is £587.10)**

*Source : City of Wolverhampton Council **Source NOMIS 2020

SUSTAINABILITY & ENHANCED SPECIFICATION

Schroders and Trebor recognize the built environment's contribution to global carbon emissions and our responsibility to develop strategies to improve negative environmental impacts.

Sustainability is integral to the development at Revolution Park and our combined commitment is to minimize carbon emissions throughout the construction process whilst delivering the final units to BREEAM "Excellent" and Net Zero Carbon standards.



Enhanced building envelope designed to reduce heat loss



15% roof lights to ensure optimal natural daylight and reduce the need for artificial lighting



Improved glazing to ensure fresh air ventilation



Roof built to support photovoltaic (PV) panels and reduce operating costs



Electrical car charging points plus additional infrastructure for future charging points



LED lighting to offices and external areas



Bicycle storage



Immediate proximity to public transport network



BREEAM "Excellent"



Net Zero Carbon



Improved landscaping creating external relaxation areas and improving the sites biodiversity

FURTHER INFORMATION

PLANNING

Detailed planning consent obtained for E (formerly B1), B2 and B8 planning use classes enabling fast track delivery to occupier requirements.

TENURE

The premises are available by way of a new lease.

EPC

EPC certificates will be available on completion. The construction will aim for an A rating.

MONEY LAUNDERING

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

CONTACT

Please contact the retained agents:



Noel Muscutt
07970 283 703
noel.muscutt@bulleys.co.uk

James Bird
07894 930 592
james.bird@bulleys.co.uk



Jon Ryan-Gill
07961 820 757
jryan-gill@geraldeve.com

John Sambrooks
07919 624 512
jsambrooks@geraldeve.com

Sam Pearson
07557 587 826
spearson@geraldeve.com



Deal of the Year - 50,000 - 100,000 sq ft

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Schroders

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