VERNON 122

VERNON PARK J1 M54 WV10 7HW

New Warehouse/ Industrial Unit

122,575 sq ft (11,387 sq m)

TO LET

www.vernon122.co.uk

Vernon 122 is a high profile, warehouse/industrial development totalling 122,575 sq ft (11,388 sq m).

Environmental sustainability and wellbeing features form a key part of the design. Landscaping, and the use of high quality materials with a contemporary colour palette and glazed areas, combine to create a modern, attractive and efficient work environment in line with modern day demands.

Vernon Park is already a highly successful scheme comprising 3 fully let units within a landscaped environment benefiting from its proximity to Junction 1 of the M54 motorway and the national motorway network. There are also proposals to provide a link between the M54, M6, and M6 Toll.

Specification

- Profiled metal cladding
- Clear internal height 15m
- 10 dock doors (2.86 wide x 3m high)
- 2 level access doors
- 50 kN/m2 warehouse floor loading
- 750 KVA power supply
- Office accommodation with raised floors, LED lighting and air conditioning
- Ladies, gents and disabled toilet facilities
- Secure yard
- 50m clear yard depth with additional lorry parking (total max depth of 65m)
- 11 HGV parking spaces
- 143 Car parking spaces
- Separate entrances for cars and HGV's
- 16 car charging points with spare ducting to increase capacity
- Covered secure cycle shelter
- Targeting Operational carbon neutral
- Targeting BREEAM Excellent

Use Classes

Use Classes The unit has permission for use Classes B2 and B8 with associated offices.

Environmental and Sustainability

The scheme focuses on various aspects of sustainable design, including:

Energy Efficiency

The building envelope is designed to ensure that the fabric and form of the space encompass low energy sustainability principles. Roof mounted solar photovoltaic panels in conjunction with high efficiency equipment all add to a BREEAM “Excellent” target rating, alongside an intention to achieve operational Carbon Neutral standard.

Water Efficiency

Building services measures include spray taps and low volume W/C’s. Rainwater harvesting has also been included to reduce the quantity of supplied water services for washdown and WC usages.

Waste Management

Dedicated areas within the building for the provision of refuse and recycling facilities.

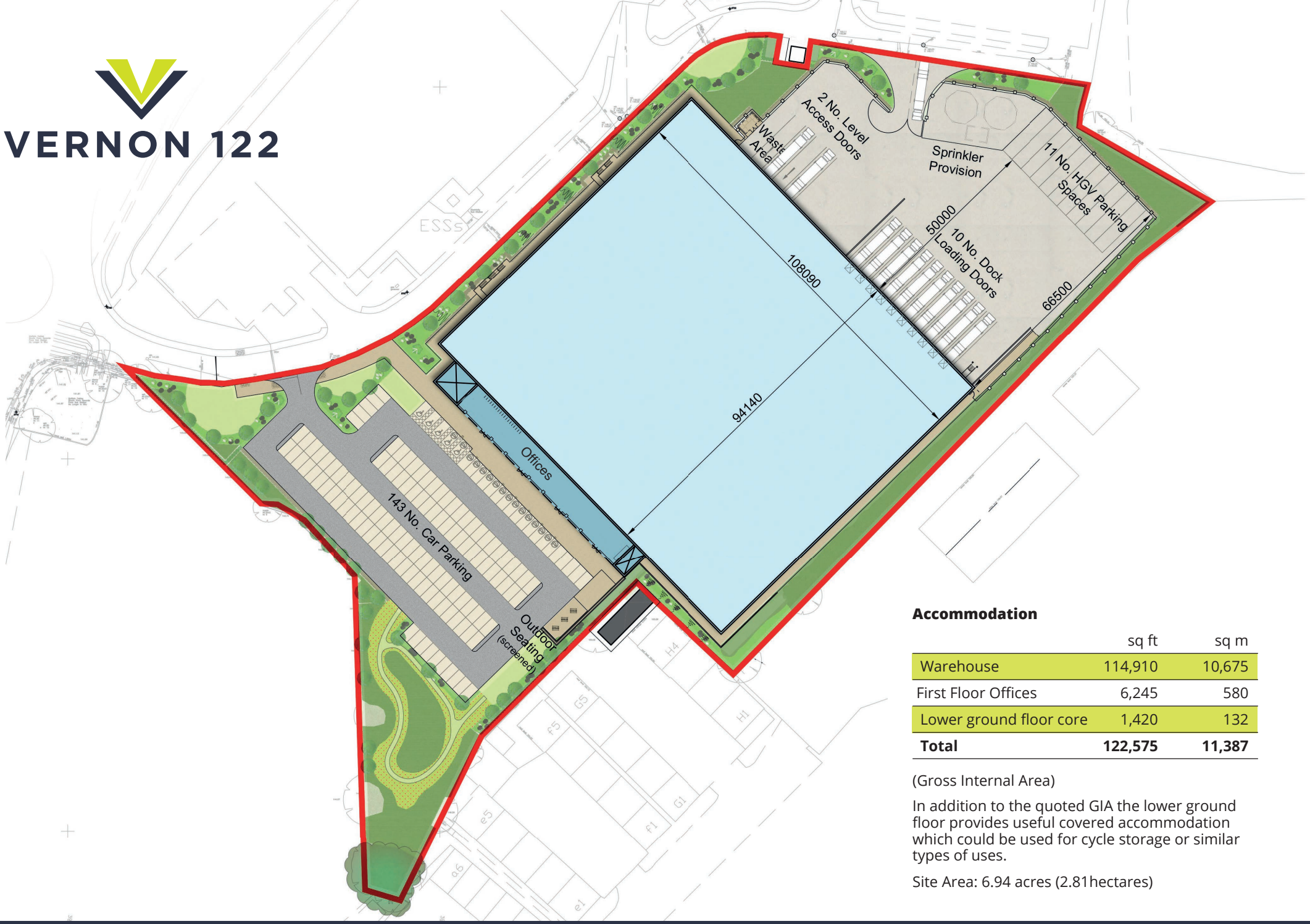
Environmental Emissions

High quality materials and products chosen to ensure that all elements of the building and its associated services are fit for purpose and will ensure a long life span, reducing the maintenance programmes required.

Cycle parking Design

An integrated Covered cycle parking shelter will be provided on site within a closed off external façade for safety and security.

VERNON 122



Accommodation

	sq ft	sq m
Warehouse	114,910	10,675
First Floor Offices	6,245	580
Lower ground floor core	1,420	132
Total	**122,575**	**11,387**

(Gross Internal Area)

In addition to the quoted GIA the lower ground floor provides useful covered accommodation which could be used for cycle storage or similar types of uses.

Site Area: 6.94 acres (2.81hectares)

Major Occupiers in the area

JAGUAR | LAND ROVER | Atlas Copco | COSTA COFFEE | mtc Manufacturing Technology Centre

Bromford. | MOOG | Handelsbanken | ISP

eurofins | Premier Inn | ERA | PORSCHE

Over 550,000

people of working age within a drive time of 30 minutes.

Competitive costs

for labour, property and operations.

3 million

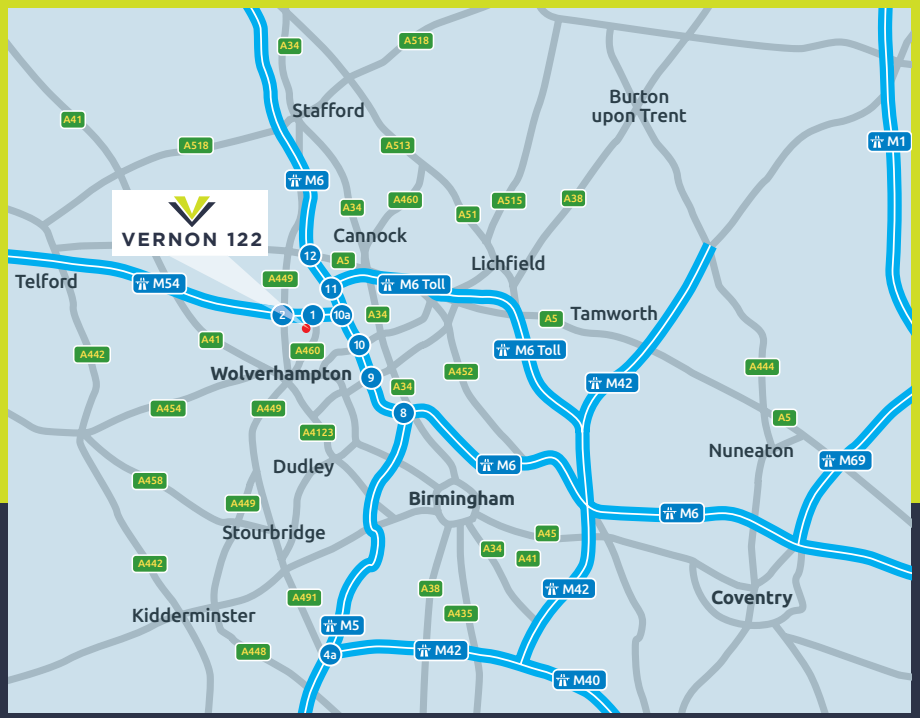
people (approx) live within a 20 mile radius of Wolverhampton.

Over 13,000

Automotive and High Tech businesses within a 60 minute drive time.

Connectivity

rails.rally.dock **SAT NAV:** WV10 7HW



Airports

Airports	Miles
Birmingham	27.5
East Midlands	45.6
Manchester	64.1
Liverpool	78.6
Heathrow	130
Gatwick	167

Source: Google maps

Ports

Ports	Miles
Liverpool	84
Bristol	98.4
Hull	134
London	152
Gateway	156
Felixstowe	177
Dover	216

Towns/Cities

Towns/Cities	Miles
Wolverhampton	4.1
Telford	17.8
Birmingham	17.7
Coventry	34.7
Leicester	55.5
Liverpool	83.7
Manchester	71.7
London	142

Roads

Roads	Miles
J1 M54 Adjacent	0.5
J2 M54	2
M6	2.8
M5	10.5
M6 Toll	12.1
M42	23.8
M40	40.8

Viewing

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