

mammoth drive

WOLVERHAMPTON ■ MAMMOTH DRIVE ■ WV10 9TF



CANMOOR

TARGETING  
NET ZERO CARBON  
DEVELOPMENT



# Two New High Spec Industrial/Distribution Units 42,800 sq ft - 70,800 sq ft **TO LET**

- Well established industrial area
- Close to M6 and M54 motorways
- BREEM target excellent
- Suitable for B2 and B8 uses
- EV charging points
- 24/7 hours of operation

# WOLVERHAMPTON

# mammoth drive

WOLVERHAMPTON ■ MAMMOTH DRIVE ■ WV10 9TF

## SPECIFICATION

### UNIT 1



2 LEVEL  
ACCESS DOORS



2 DOCK LEVEL  
LOADING DOORS



UP TO 43M  
SECURE YARD



10M EAVES  
HEIGHT



50KN/M2 FLOOR  
LOADING



37 CAR  
PARKING SPACES



300 KVA  
POWER



OFFICE VRF HEATING  
AND COOLING



HIGH QUALITY  
TOILETS AND  
SHOWERS

### UNIT 2



2 LEVEL ACCESS  
DOORS



8 DOCK LEVEL  
LOADING DOORS



50M SECURE  
YARD



12.5M EAVES  
HEIGHT



50KN/M2 FLOOR  
LOADING



98 CAR  
PARKING SPACES



700 KVA  
POWER



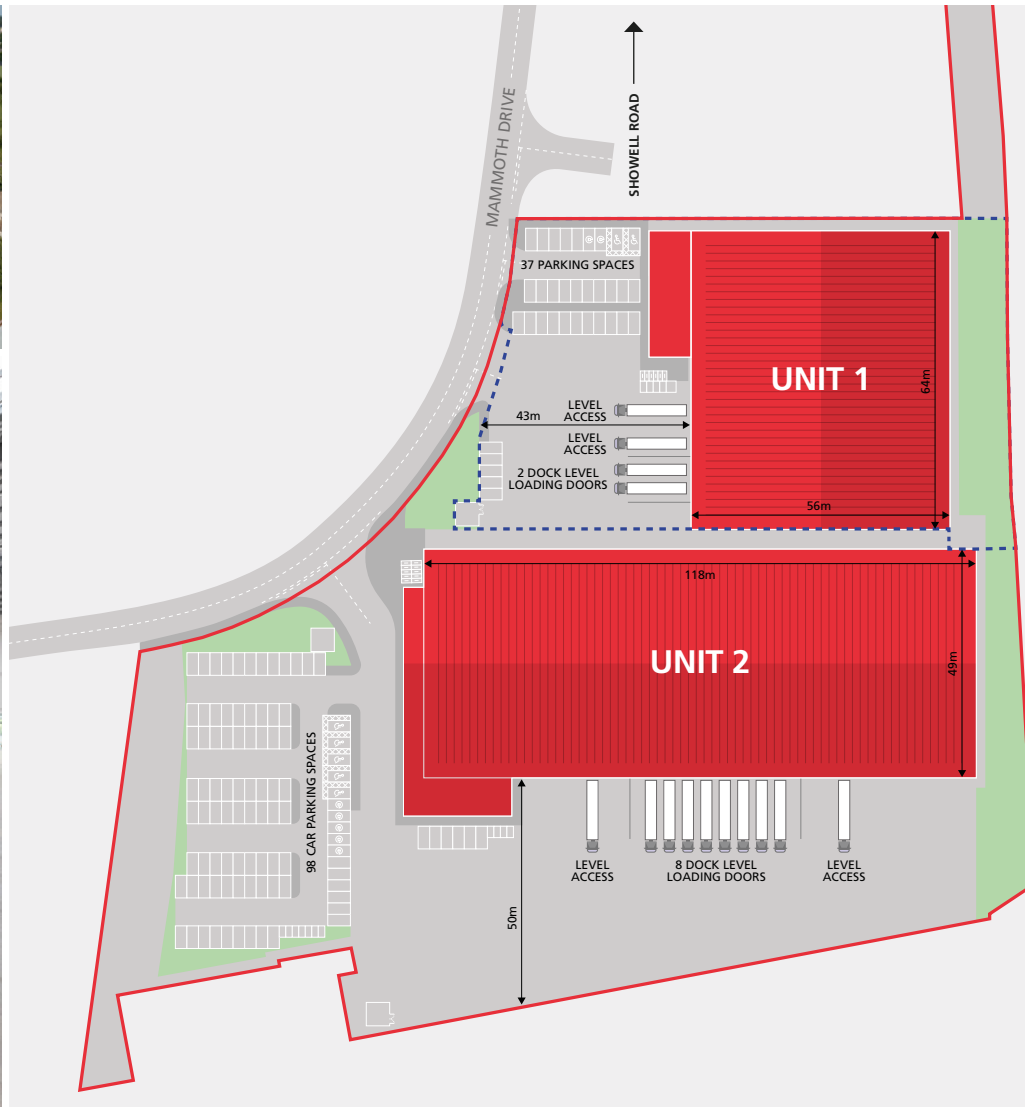
OFFICE VRF HEATING  
AND COOLING



HIGH QUALITY  
TOILETS AND  
SHOWERS



# WOLVERHAMPTON



## ACCOMMODATION (GIA)

UNIT 1	SQ FT	SQ M
Warehouse	40,500	3,762.6
FF Office	2,300	213.7
<b>Total</b>	<b>42,800</b>	<b>3,976.3</b>

UNIT 2	SQ FT	SQ M
Warehouse	65,800	6,113.0
FF Office	5,000	464.5
<b>Total</b>	<b>70,800</b>	<b>6,577.5</b>

## SUSTAINABILITY



BREEAM TARGET  
EXCELLENT



SOLAR PANELS  
FITTED TO ROOF



TARGETING NET  
ZERO CARBON IN  
CONSTRUCTION



EV  
CHARGING  
POINTS

# mammoth drive

WOLVERHAMPTON ■ MAMMOTH DRIVE ■ WV10 9TF



## ROAD

A449	0.4 miles
M54 - Junction 2	3.0 miles
M6 - Junction 10A	6.8 miles
M5 - Junction 8	14.7 miles

## TOWNS/CITIES

Wolverhampton	1.6 miles
Birmingham	21.7 miles
London	135.0 miles

## AIR

Birmingham Airport	30.6 miles
Manchester Airport	67.2 miles
Bristol Airport	104.0 miles

## LABOUR SUPPLY

Within Wolverhampton:

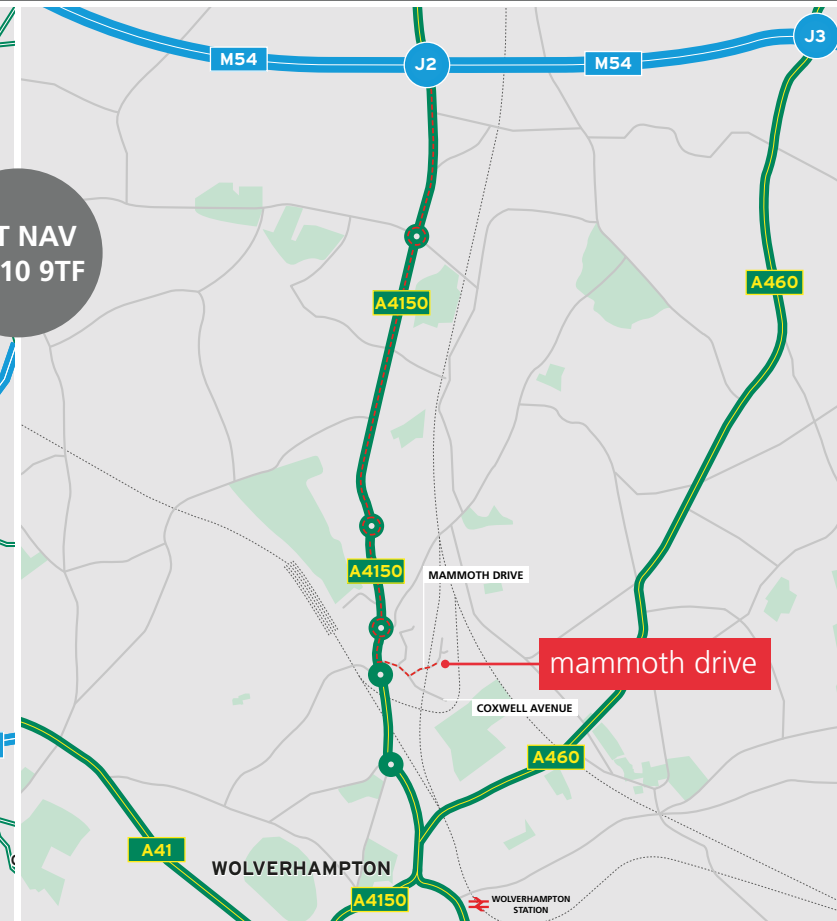
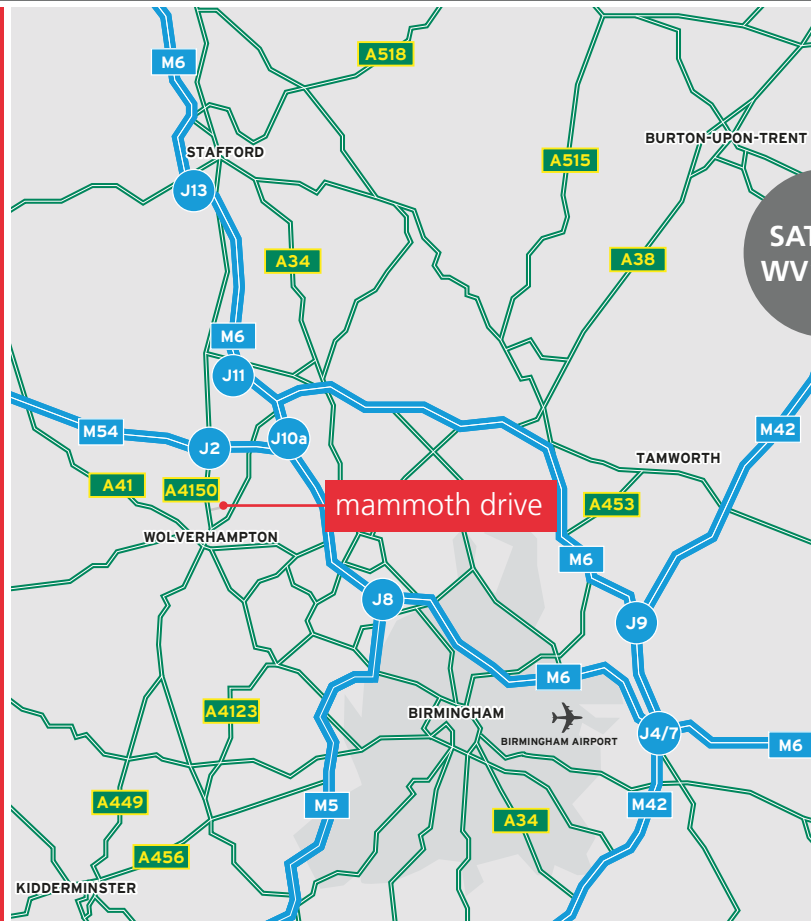


24.5% of local employee jobs are in manufacturing, transport and storage

**16.9%**

Full time gross weekly pay is 16.9% less than the UK average

Source: Nomis



## FURTHER INFORMATION

For further information please contact:



**Ben Wiley**  
ben.wiley@realestate.bnpparibas

**Giles Thomas**  
giles.thomas@realestate.bnpparibas

**Chris Harris**  
chris.harris@realestate.bnpparibas



**Richard James-Moore**  
richard.james-moore@jll.com

**Chris Clark**  
chris.clark@jll.com