

# mammoth drive

WOLVERHAMPTON ■ MAMMOTH DRIVE ■ WV10 9TF

IPIF

CANMOOR

NET ZERO  
CARBON IN  
CONSTRUCTION

Available  
Q2 2023



## 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 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



49M SECURE  
YARD



12.5M EAVES  
HEIGHT



50KN FLOOR  
LOADING



98 CAR  
PARKING SPACES



700 KVA  
POWER



OFFICE VRF HEATING  
AND COOLING

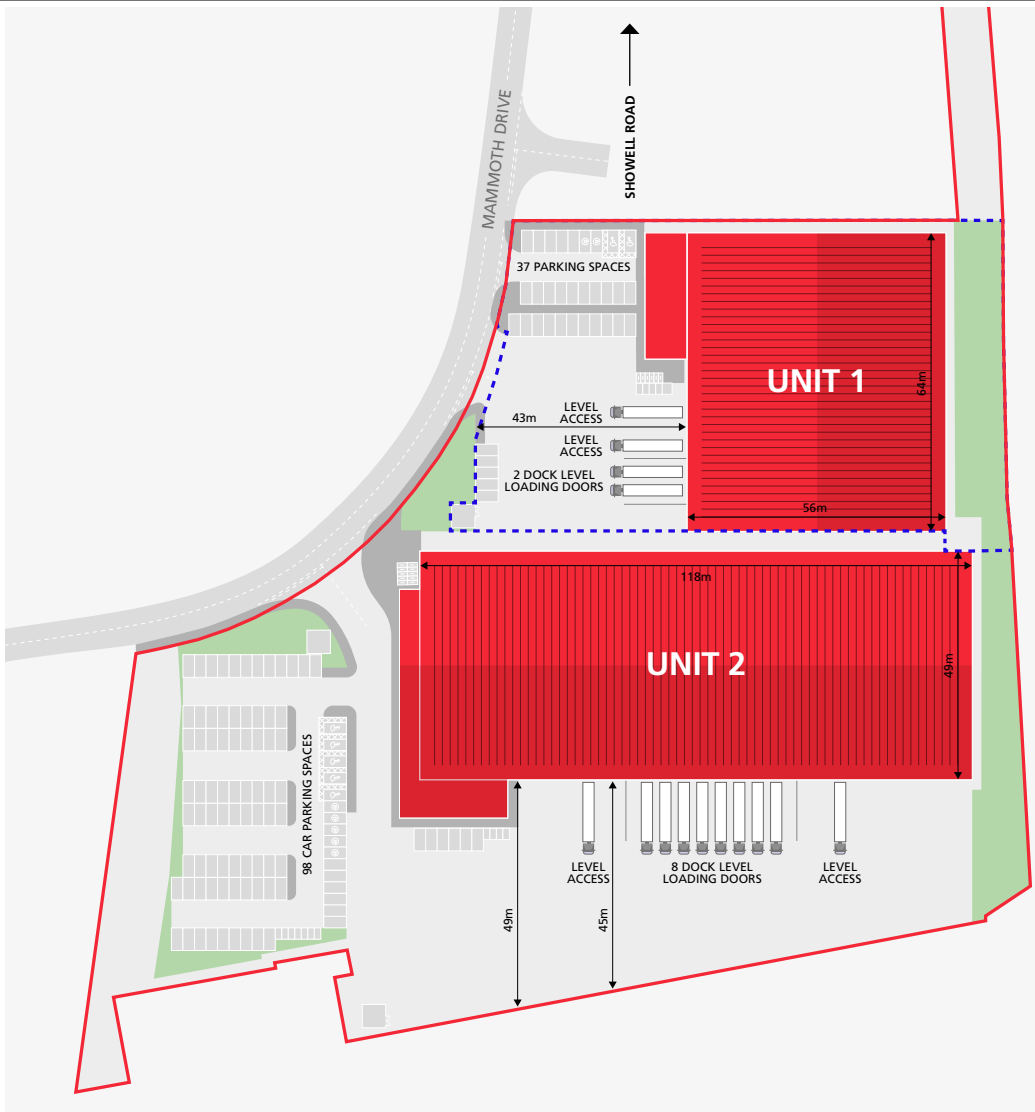


HIGH QUALITY  
TOILETS AND  
SHOWERS



# 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



NET ZERO CARBON



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

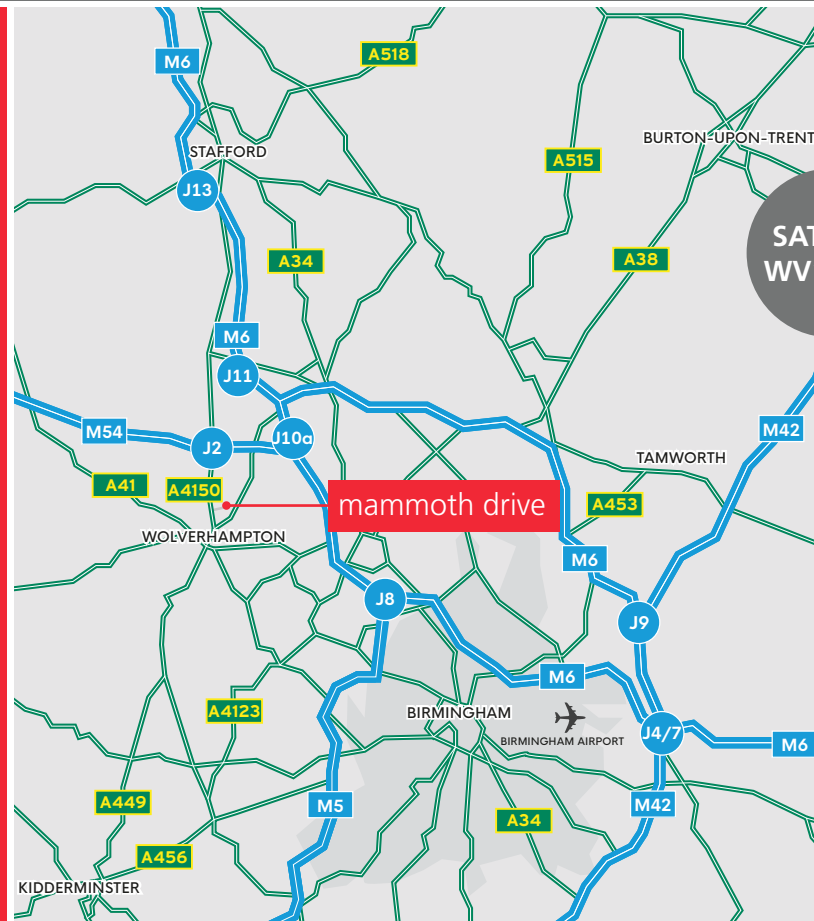
Within Wolverhampton:



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



SAT NAV  
WV10 9TF



## 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@eu.jll.com

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