

New Industrial Units TO LET

1,732 sq ft to 14,438 sq ft
(161 sq m to 1,342 sq m)

Available Now

G5 Industrial Park

Spring Road | Ettingshall | WV4 6JT



Excellent accessibility
to M6, M54 & M5



Established
industrial location



High
quality specification



Ideal for start-ups and
established businesses alike



G5 Industrial Park is a brand new development of 17 high quality industrial units comprising 4 terraces and totalling 43,908 sq ft (4,082 sq m).

The units are available from 1,732 sq ft (161 sq m) to 14,438 sq ft (1,342 sq m).

This landscaped scheme is located on Spring Road within the Ettingshall area 3 miles to the south east of Wolverhampton City Centre.

Spring Road runs south to the A4123 providing dual carriageway access to Dudley and Junction 2 of the M5 approximately 6.5 miles distant. To the north it joins to the A41 Bilston Road providing access to Wolverhampton and then the A449 leading to J2 of the M54. To the east via the A463 and A454 easy access is provided to J10 of the M6 approx. 4.9 miles distant.



Specification



Steel portal frame construction with profile insulated metal sheet cladding.



Clear heights to the underside of the haunch ranging from 6m to 8m.



External level access doors (5m high x 4m wide), electrically operated and made of insulated panels.



All mains services.



Three phase electricity as well as gas, water & telecoms.



Hardstanding car parking to each unit.



Electric vehicle charging points.



Cycle shelter.



Secure estate with fencing.



BREEAM standard of very good.



EPC rating of A.



Accommodation

Unit	sq ft	sq m
1	My Vision Security	
2	1,736	161
3	1,732	161
4	1,766	164
Total terrace	5,234	486
5	2,020	188
6	1,998	186
7	2,019	188
8	3,039	282
9	Eliquo Hydrok	
Total terrace	9,076	844
10	4,216	392
11	4,209	391
12	6,013	559
Total terrace	14,438	1,342
13	1,856	173
14	1,856	173
15	2,098	195
16	2,077	193
17	2,483	231
Total terrace	10,370	965

Units are available individually or can be combined.



Terms

The units are available on a leasehold basis.

Rent/Rates/Service Charge

Further information available upon request.









WOLVERHAMPTON

is one of the top ten growing economies in the UK



8,405
businesses
(Data from 2016)



Total
Population
259,926



1.73M people
living within a 30
minute drive of the
city centre



113,000
Jobs
(Data from 2016)

Major occupiers in the area include:-





retain.chair.aspect

Sat Nav: WV4 6JT



Drive times

Wolverhampton City Centre	2.8
Walsall	5.1
Dudley	6
West Bromwich	10
Birmingham	16
Telford	21.6

Viewing

For further information or to arrange a site inspection, contact:

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