

# VAUGHAN 102

V102

Brand New Industrial Warehouse Unit

**102,000 sq ft To Let**  
**Available Q4 2023**



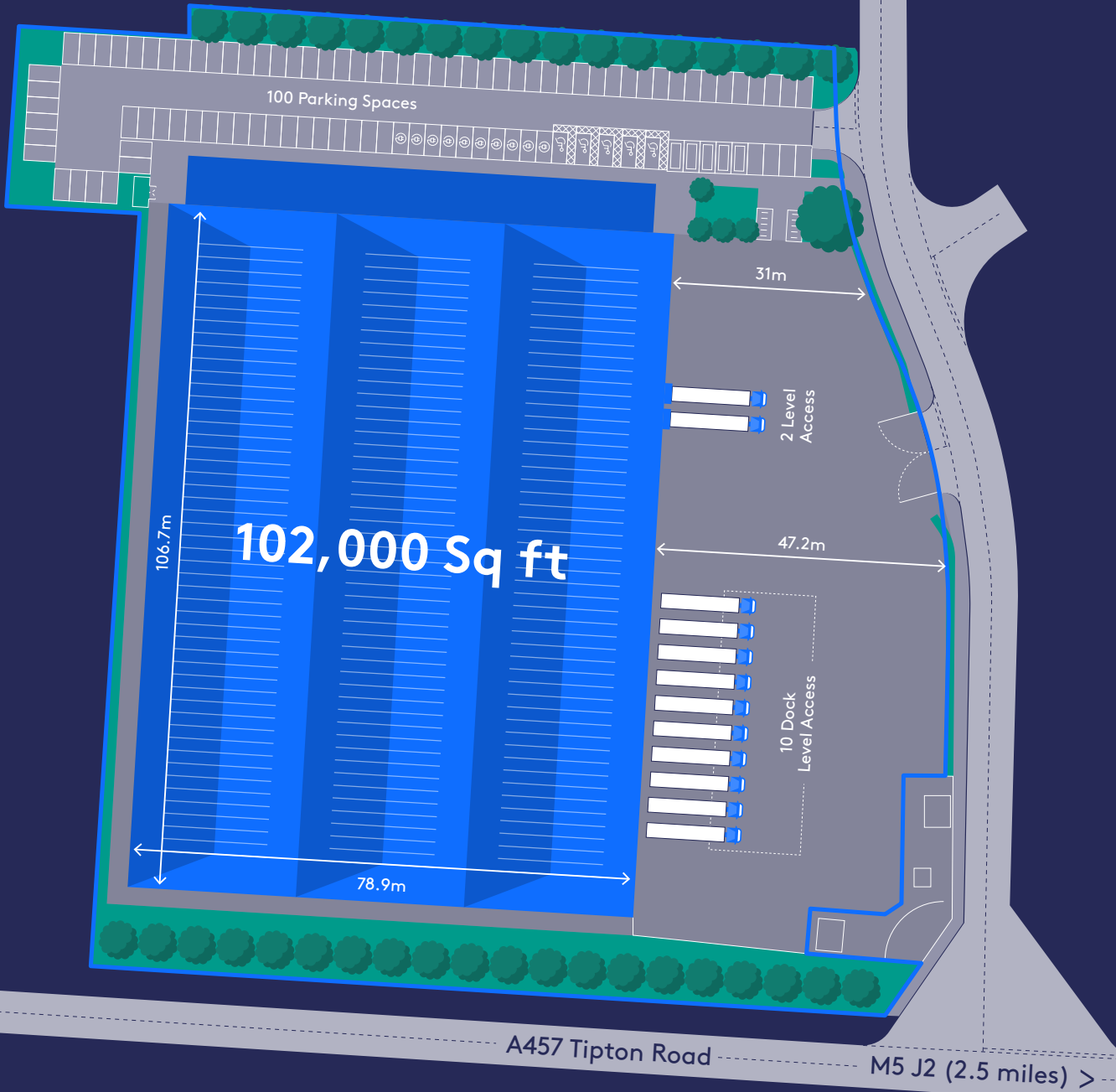
# Vaughan 102

Vaughan 102 will comprise a 102,000 sq ft (9,476 sq m) new industrial/warehouse unit of steel portal frame construction. The unit will be constructed to an excellent specification, including a large secure yard, 10 dock level loading doors, modern office accommodation and a minimum eaves height of 12m.

## Accommodation

Phase 3	Sq ft	Sq m
Ground Floor Warehouse	96,000	8,919
First Floor Office	6,000	557
<b>Total</b>	<b>102,000</b>	<b>9,476</b>





## Specification



12m Internal  
Clear Height



Up to 47.2M  
Yard Depth



10 Dock Level  
Doors Including  
2 Double Height



2 Level  
Access Doors



600 kVA Power  
Supply



Floor Loading  
50 kN/m<sup>2</sup>



100 Car  
Parking Spaces



10 EV  
Charging Spaces



10% Roof  
Lights



BREEAM Target  
Rating Excellent



EPC Target  
Rating A



LED Office  
Lighting



24 Hour on  
Site Security



Excellent  
Motorway Access



28 Acre  
Industrial Estate

Road	Distance (miles)
M5 J2	2.5
A4123	2.5
M54	9.9
M6 J2	9.9
M6 J8	11.1
M42	14.3
M6 Toll	17.7

Rail	Time (minutes)
Tipton	6
Birmingham New Street	20
Birmingham Moor Street	24

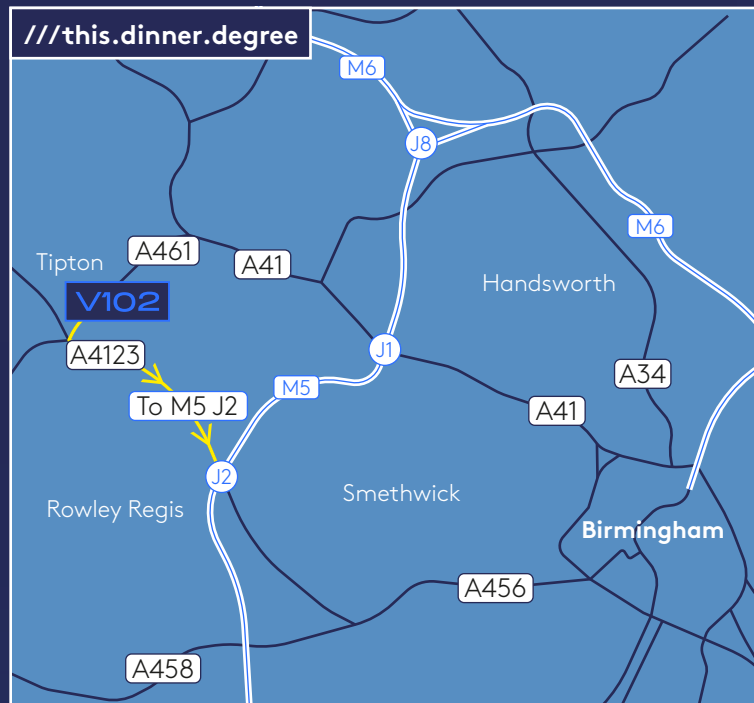
  

Air	Time (minutes)
Birmingham	35
Manchester	1hr 20
Liverpool	1h 40

### Location

Vaughan 102 occupies a key strategic West Midlands location, providing excellent accessibility to the motorway network and major destinations of Birmingham, Walsall, Wolverhampton, Tipton, Oldbury and Dudley.

Junctions 1 and 2 of the M5, motorway are approx 2.5 and 4 miles respectively from the property, providing excellent access to the national motorway network, via the M6, M6 Toll, M42 and M54.



### Lease Terms

Available on request.

### Rateable Value

Available on request.

### Further Information

For further information contact below.

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