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PRELIMINARY DETAILS

TO LET/FOR SALE

BRAND NEW INDUSTRIAL PREMISES

**HILTON CROSS BUSINESS PARK
JUNCTION 1 M54 WV10 7QZ**

Unit 1 46,500 sq ft (4,320 sq m)

Unit 2 62,000 sq ft (5,760 sq m)

Unit 3 111,500 sq ft (10,359 sq m)

New self-contained detached industrial units with prominence to the main A460 Cannock Road adjacent to Junction 1 M54.

B2 Manufacturing and B8 Warehousing & Distribution uses.

Established Business Park location with direct access to the wider West Midlands Motorway Network.

Office and ancillary facilities.

bulleys.co.uk/hiltoncross

Artists Impression



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Telford
01952 292233

Wolverhampton
01902 713333
View more at bulleys.co.uk

Oldbury
0121 544 2121

LOCATION

Hilton Cross Business Park is at the confluence of the regions motorway network. Located at the northern fringe of the Wolverhampton and Black Country conurbation the park has direct access from the A460 Cannock Road onto the M54 Motorway at Junction 1, linking with the M6 at Junction 10A and the wider West Midlands Motorway Network of the M6 Toll, M5, M42 and M1. The A460 is a primary bus route between Wolverhampton and Cannock. Intercity and regional rail services are available from Wolverhampton and Birmingham New Street.

DESCRIPTION

The detached units are to be constructed of a steel portal frame beneath a pitched lined roof surmounted by clad elevations with an eaves height ranging from 11.6m (38 ft) and 10m (33 ft) to the underside of the haunch, to 14.1m (46 ft) and 12.5m (41 ft) to the underside of the haunch. Each unit will have first floor offices with undercroft infill, flat access and dock level loading doors, private yard and separate car parking. A full specification and further details are available upon request.

ACCOMMODATION

Gross internal floor areas approximately:-

	sq ft	sq m
Unit 1	46,500	4,320
Unit 2	62,000	5,760
Unit 3	111,500	10,359

STANDARD OF CONSTRUCTION

The units will be built to a BREEAM Excellent and Carbon Neutral.

USE

The Units will benefit from a B2 Manufacturing and B8 Warehousing Storage & Distribution planning consent.

LEASE TERMS

Available on a new full repairing and insuring lease for a term to be agreed.

RENTAL

Upon application.

PURCHASE PRICE

Upon application.

SERVICE CHARGE

A service charge is levied in respect of communal landscaping, services and security provided to the park. Contact Agents for details.

RATES

To be assessed.

EPC

To be assessed upon completion.

WEBSITE

Aerial photography and further information is available at bulleys.co.uk/Hiltoncross

ENQUIRIES

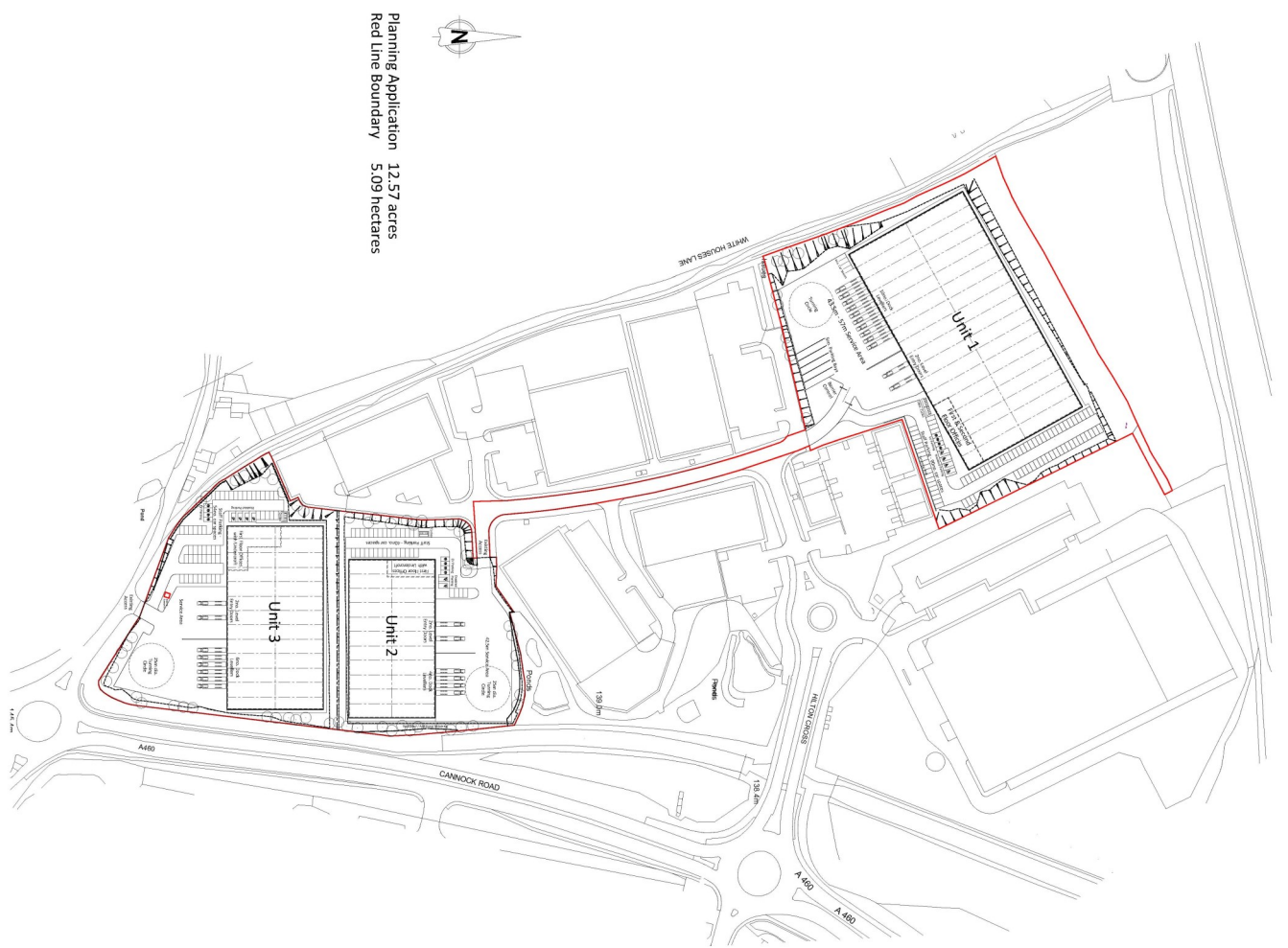
For further information contact Bulleys on 01902 713333 or 0121 544 2121.

or

JLL (Birmingham)
Harris Lamb (Birmingham)

Details prepared 10/20

NOTES
 1. THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
 2. THE ARCHITECT HAS CONDUCTED VISUAL SURVEILLANCE OF THE SITE AND HAS IDENTIFIED THE PROPOSED DEVELOPMENT AS BEING IN CONFORMANCE WITH THE LOCAL PLANNING POLICY AND THE LOCAL DEVELOPMENT PLAN.
 3. THE ARCHITECT HAS CONDUCTED VISUAL SURVEILLANCE OF THE SITE AND HAS IDENTIFIED THE PROPOSED DEVELOPMENT AS BEING IN CONFORMANCE WITH THE LOCAL PLANNING POLICY AND THE LOCAL DEVELOPMENT PLAN.
 4. THE ARCHITECT HAS CONDUCTED VISUAL SURVEILLANCE OF THE SITE AND HAS IDENTIFIED THE PROPOSED DEVELOPMENT AS BEING IN CONFORMANCE WITH THE LOCAL PLANNING POLICY AND THE LOCAL DEVELOPMENT PLAN.



Planning Application 12.57 acres
 Red Line Boundary 5.09 hectares

A 26/0/20 Unit 1 layout updated. mjl
 no. date revision by

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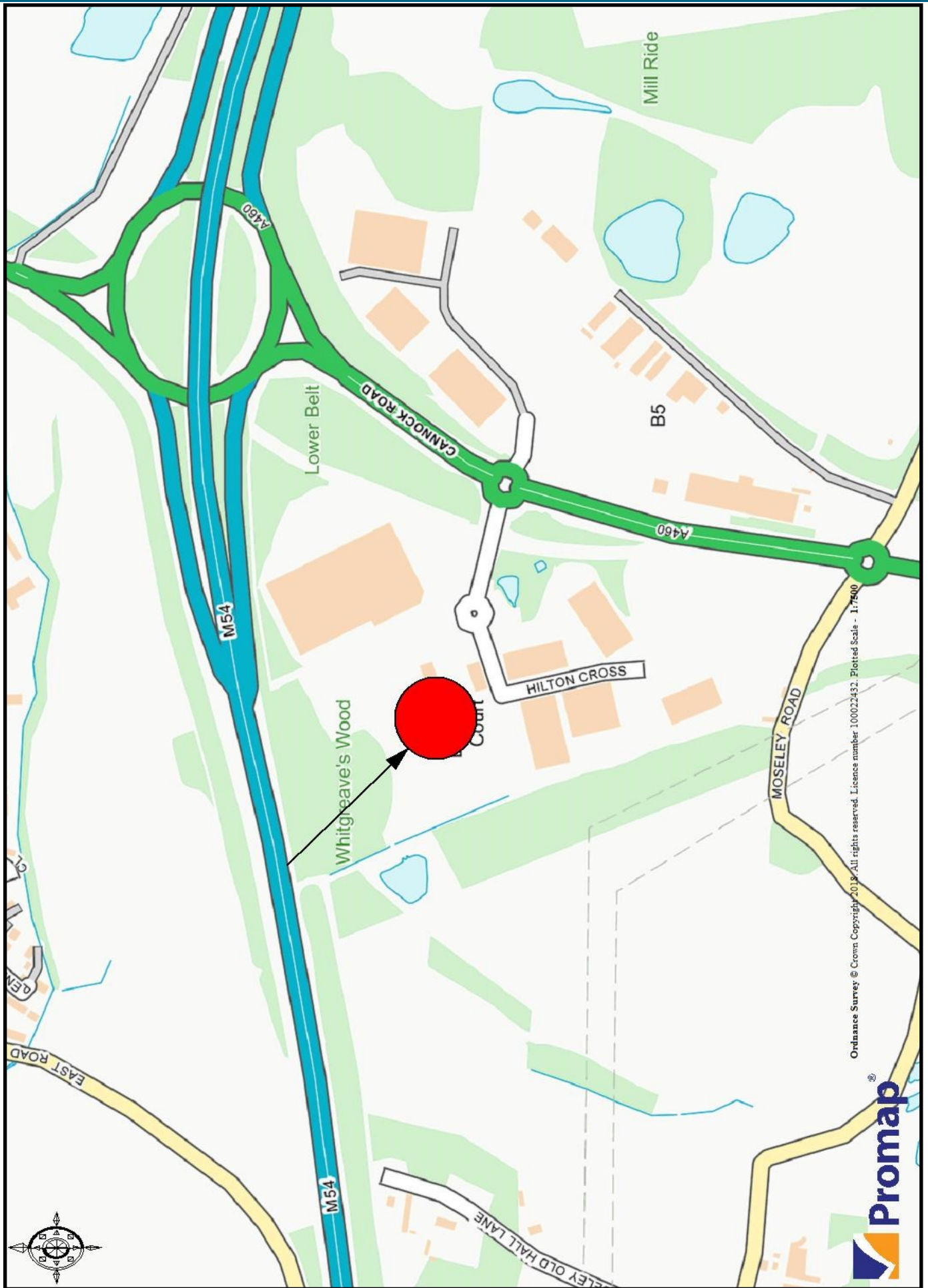
BARBERRY

Project:
 Hilton Cross
 Wolverhampton

Client:
 Proposed Site Location Plan

Scale: 1:1250 @ A1
 Checked: mjl
 Date: 26/0/20

6588 - 32 Rev A



IMPORTANT NOTICE

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