

To Let / For Sale

Hilton Cross Business Park, Wolverhampton, Featherstone, WV10 7QZ

- Unit 1 - 46,500 sq ft
- Unit 2 – 62,000 sq ft
- Unit 3 – 111,500 sq ft
- Ground and dock level doors
- Eaves from 12m-15m
- Potential to provide over 3MVA in power
- Up to 57m yard depths
- Fitted ground and first floor office accommodation



TO LET/ FOR SALE 3 x NEW INDUSTRIAL DISTRIBUTION/MANUFACTURING WAREHOUSES
WITH OFFICES

Location

Hilton Cross Business Park is immediately adjacent to the M54 at Junction 1 and 5 miles to the north of Wolverhampton City Centre.

Junction 10a of the M6 is within 3 miles of the site providing convenient access to the national motorway network.

Description

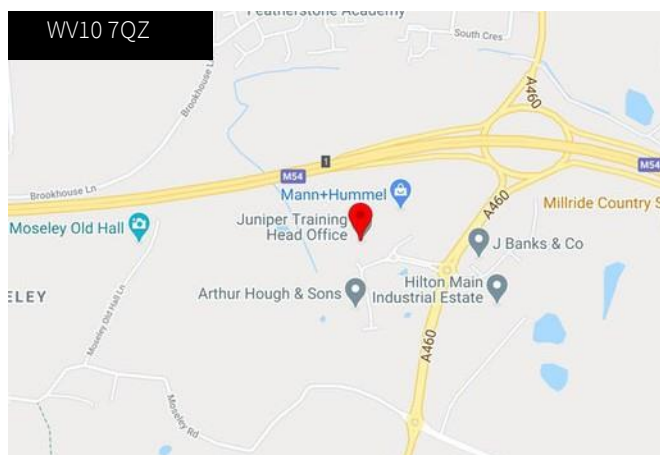
The properties will be speculatively built for completion Q4 2021 with the units to benefit from:

- Ground and dock level doors
- Eaves from 12m-15m
- 50kn/ m2 floor loading
- Up to 57m yard depths
- Fitted ground and first floor office accommodation
- BREEAM 'excellent'
- Potential to provide over 3MVA in power

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m
Unit - 1	46,500	4,319.99
Unit - 2	62,000	5,759.99
Unit - 3	111,500	10,358.69
Total	220,000	20,438.67



EPC

This property has been graded as EPC exempt - Currently being constructed or undergoing major refurbishment.

Business Rates

Upon Enquiry

Viewing & Further Information

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