

Hilton Cross Business Park
Junction 1 M54



Industrial and office units
For sale/to let

Built for business

mercury

M54/M6 • M6 Toll

For sale/to let • Junction 1, M54

Well connected industrial and office units within a carefully considered environment

Mercury is a premier new business park opportunity. It has recently benefited from a comprehensive highways and utilities project to provide a flexible range of development plots.



Product

Mercury offers a rare combination of unconstrained land to deliver floorspace to occupiers' requirements, in a rich natural setting, and yet located on a motorway junction at the heart of the regional road network.

Further land is available for development as indicated overleaf.



Key Features

- Infrastructure completed
- High specification contemporary floorspace
- Adjoins motorway junction
- Good labour catchment
- Secured, managed site
- Woodland environment
- 12 acres (4.86 ha) of developable land available





www.mercurym54.co.uk

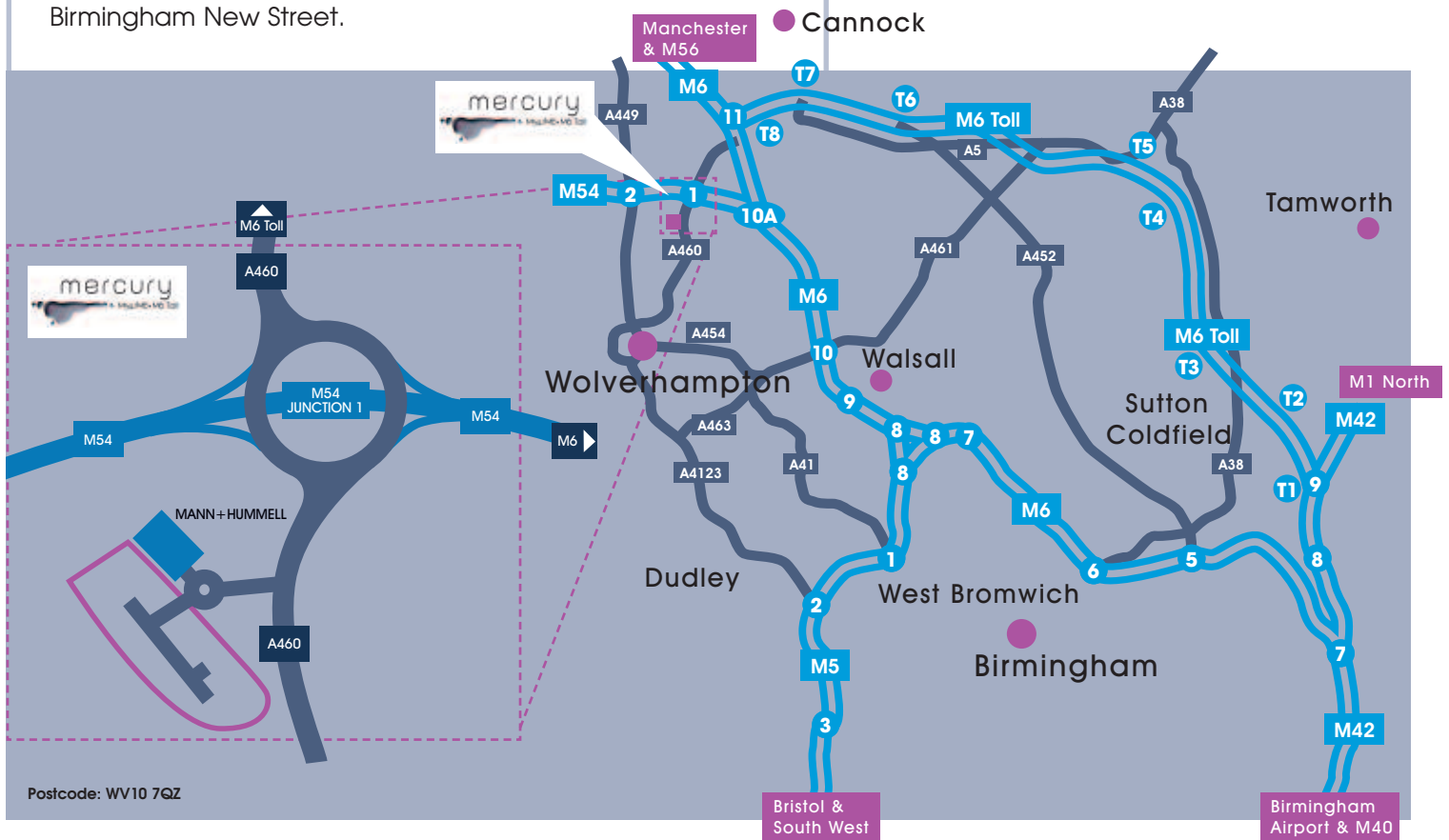
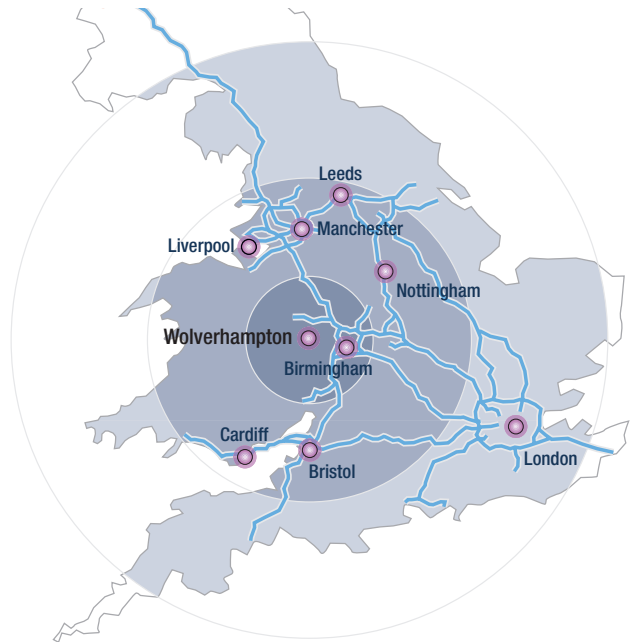


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Location

Mercury is at the confluence of the region's motorway network. Located at the northern fringe of the Wolverhampton and Black Country conurbation, Mercury has direct site access from the A460 Cannock Road on to the M54 Motorway (Junction 1) which connects to the M6 (Junction 10A). The M6 Toll is approximately 4 miles north at Junction 11A of the M6. The A460 is a primary bus route between Wolverhampton and Cannock. Intercity and regional rail services are available from Wolverhampton and Birmingham New Street.



City	Miles
Birmingham	15
London	129
Manchester	71
Wolverhampton	5

Terms

Freehold or Leasehold packages available on application to the joint agents:

JONES LANG LASALLE
0121 643 6440

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Hilton Cross Business Park
Junction 1 M54

mercury



Phase II • Design & Build opportunity available
Unit 4 • 20,930 sq ft (1,944.5 sq m) • For sale/to let

Unit specification

- Fully fitted offices with capacity for extension
- Two 4m x 5m electrically operated loading doors
- Floor loading to 50 kN m²
- 8 metres clear internal height to underside of steel haunch
- CCTV monitored main site entrance barrier
- Secure service yard with 25m turning circle
- Provision for future lift installation



Artist's impression, for guidance only

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Accommodation

	Production space		Office space		Total space		Car spaces
	sq ft	sq m	sq ft	sq m	sq ft	sq m	
Unit 4	19,353	1,798	1,576	146.50	20,930	1,944.5	30



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Hilton Cross Business Park
Junction 1 M54



Phase II • Design & Build opportunity available
Unit 5 • 32,227 sq ft (2,994 sq m) • For sale/to let

Unit specification

- Fully fitted offices with capacity for extension
- Two 4m x 5m electrically operated loading doors
- Floor loading to 50 kN m²
- Provision for future lift installation
- 8 metres clear internal height to underside of steel haunch
- CCTV monitored main site entrance barrier
- Secure service yard with 25m turning circle
- Designed to allow up to 2 dock levellers to be retrofitted

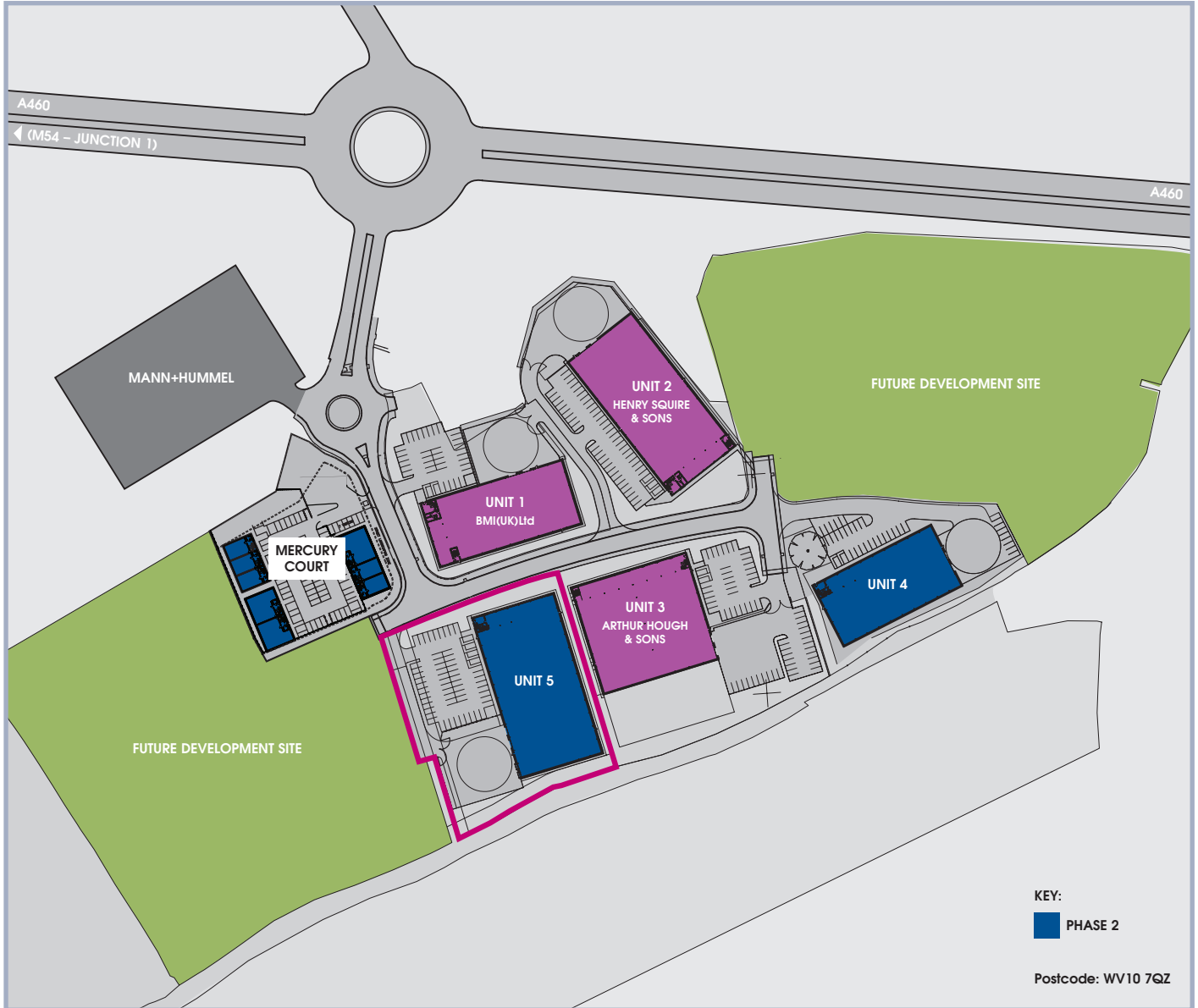


Artist's impression, for guidance only

www.mercurym54.co.uk

Accommodation

	Production space		Office space		Total space		Car spaces
	sq ft	sq m	sq ft	Sq m	sq ft	sq m	
Unit 5	30,757	2,857.5	1,468	136.5	32,227	2,994	62



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