



# PRELIMINARY DETAILS TO LET/ FOR SALE

## 3 x NEW INDUSTRIAL DISTRIBUTION/ MANUFACTURING WAREHOUSES WITH OFFICES

HILTON CROSS BUSINESS PARK, CANNOCK ROAD,  
FEATHERSTONE, WOLVERHAMPTON, WV10 7QZ



INDICATIVE UNIT AS SHOWN

**COMING SOON – TO BE SPECULATIVELY BUILT FOR Q4 2021**

**\* UP TO 3MVA POWER AVAILABLE \***

**Unit 1 – 62,000 sqft** (5,760sqm) approx

**Unit 2 – 47,500 sqft** (4,412sqm) approx

**Unit 3 – 113,000 sqft** (10,498sqm) approx



**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.



INDICATIVE UNIT AS SHOWN

**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'**



**Accommodation:**

PROPERTY	sqm	sqft
Unit 1 (Warehouse & offices)	5,760	62,000
Unit 2 (Warehouse & offices)	4,412	47,500
Unit 3 (Warehouse & offices)	10,498	113,000

**Availability/ Rental & Price:**

The units are to be speculatively built and ready for occupation on leasehold or freehold terms.

Quoting prices and rents available on request.

**Business Rates:**

To be Assessed. Estimated Rateable Values available from the Agents on request.



INDICATIVE IMAGE AS SHOWN



**Service Charge:**

An annual service charge is to be levied for the maintenance and up-keep of common areas and security. Further details are available from the agents.

**Services:**

The units to benefit from all mains services with up to 3MVA power available to site.

**Planning:**

Suitable for Manufacturing or Warehousing and Distribution uses.

**BREEAM/ EPC:**

The buildings will be built to a BREEAM Excellent and carbon neutral. EPC to be confirmed



INDICATIVE IMAGE AS SHOWN

**VAT:**

All prices quoted are exclusive of VAT, which may be chargeable.



**Viewing:**

Strictly via sole joint agents:

**Harris Lamb**  
**75-76 Francis Road**  
**Edgbaston**  
**Birmingham**  
**B16 8SP**

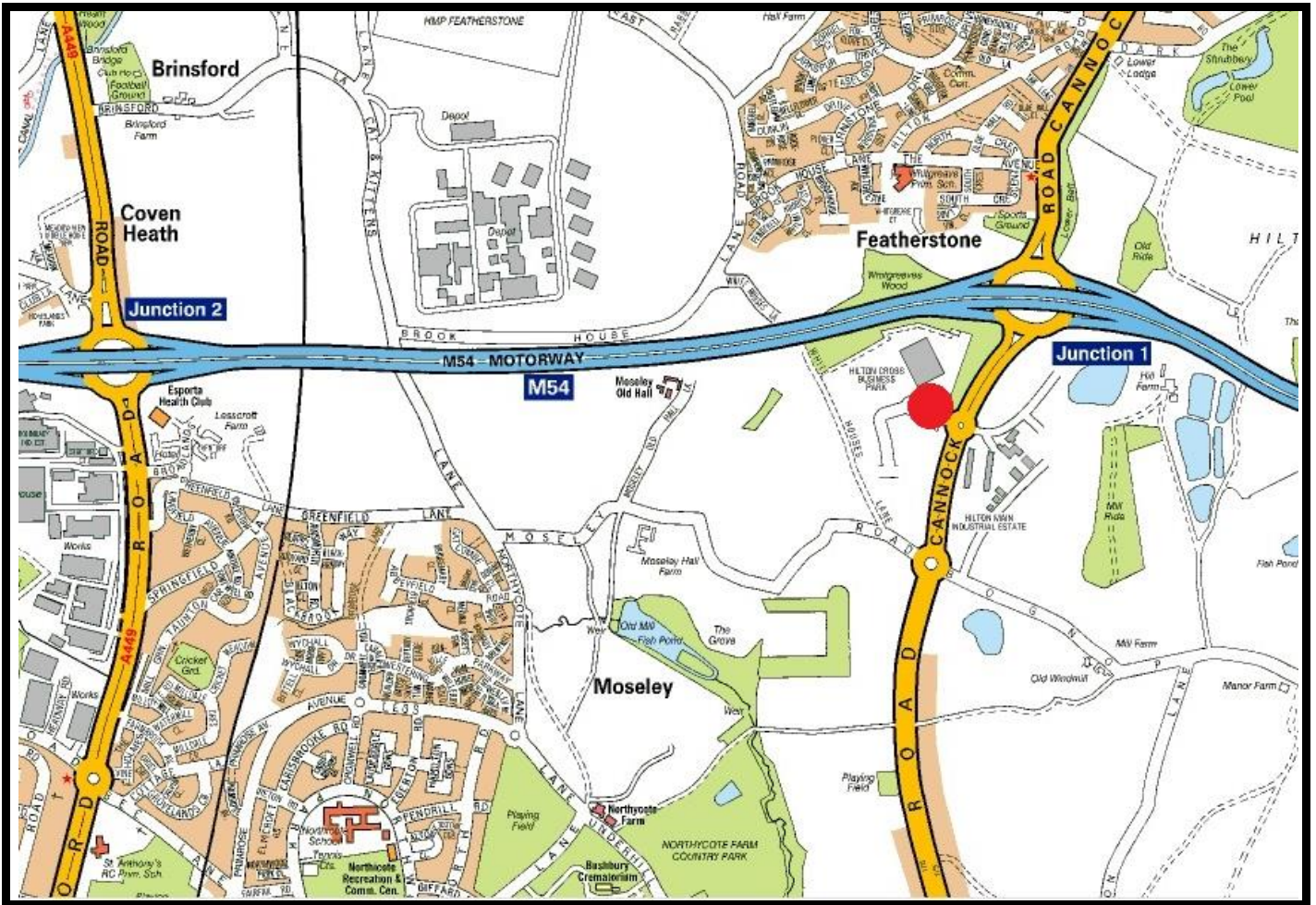
Tel: 0121 455 9455  
Contact: Charles D'Auncey / Neil Slade  
Email: charles.dauncey@harrislamb.com/ neil.slade@harrislamb.com

**OR** **JLL (Birmingham)**  
**Bulleys (Wolverhampton)**

Date: October 2020

**SUBJECT TO CONTRACT**





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



Not to Scale  
 For identification purposes  
 only.

**harrislamb**  
 PROPERTY CONSULTANCY