

**UNIT 2**

# **WOLF PACK**

**62,283 SQ FT**

**LOGISTICS / MANUFACTURING UNIT**

**TO LET**

JUNCTION 1 M54, HILTON CROSS BUSINESS PARK  
WOLVERHAMPTON, WV10 7QZ

///FACTORIES.FRIDAY.SHEEP



M54

M6 2.6 MILES →

M5 10.5 MILES →

J1

UNIT 2

M54

A460

WOLVERHAMPTON 4 MILES →

BIRMINGHAM 17 MILES →

# A PRIME MANUFACTURING AND LOGISTICS UNIT

Unit 2, Wolf Pack, Hilton Cross Business Park, Wolverhampton, is a self-contained detached building constructed to a market-leading specification, with planning consent for manufacturing, warehousing, and distribution uses. The unit comprises a steel portal frame beneath a pitched, lined roof with profiled clad elevations.



Power supply  
500 KVA



Fully fitted first floor  
office accommodation



LED  
lighting



BREEAM 'Excellent' &  
EPC A rating



10m to underside  
of haunch



59m Yard  
depth



2 double height dock  
level loading doors



2 level loading & 4  
dock level loading doors



10% Roof  
lights



10% PV  
Cells

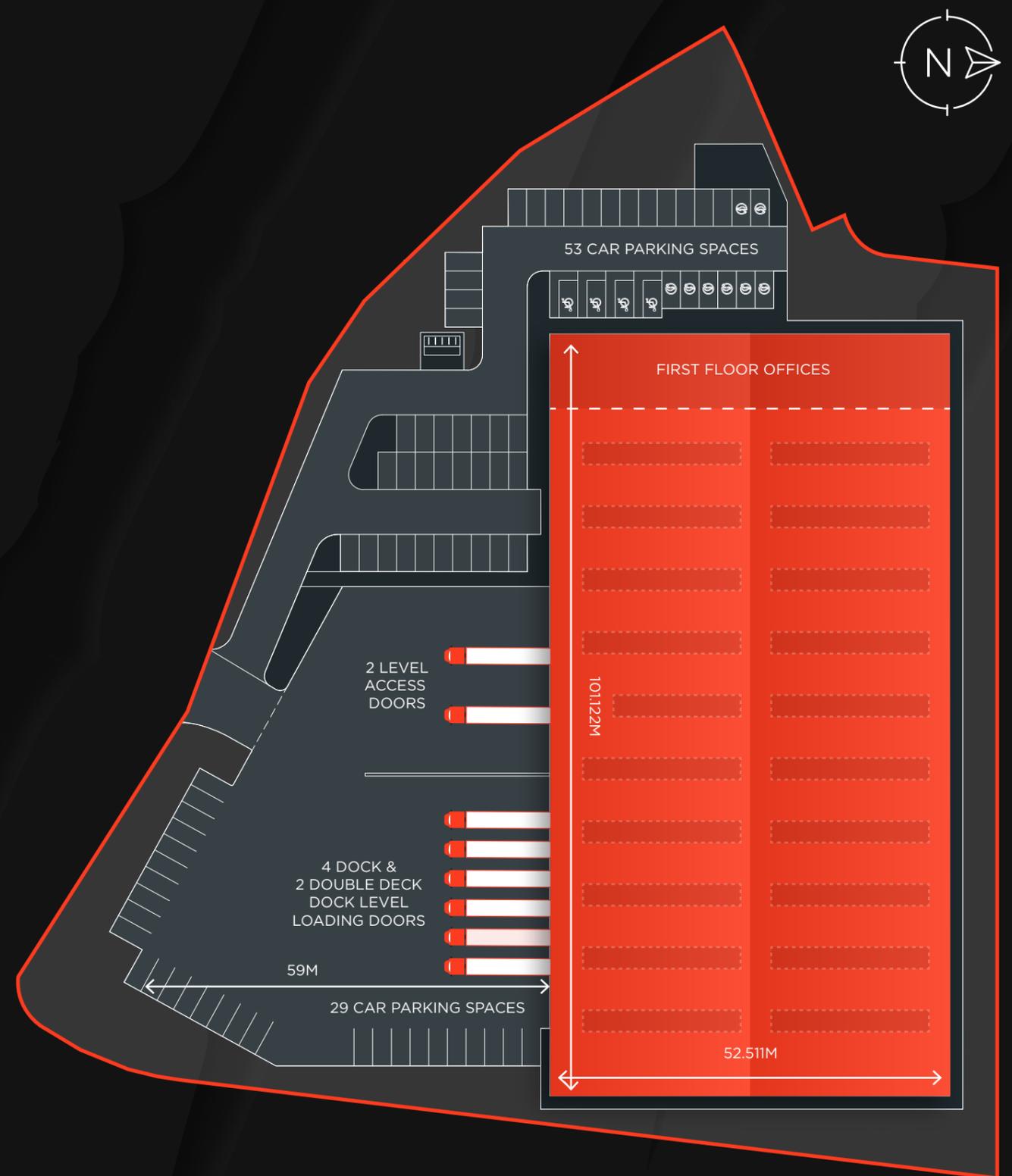


82 separate car  
parking spaces



50kN/m2  
floor loading

WOLFPACK



Unit 2	sq ft	sq m
Warehouse	57,157	5,310
First Floor Offices	5,126	476
<b>Total</b>	<b>62,283</b>	<b>5,786</b>



## EV CHARGING

Provision for EV charging  
in all parking spaces and  
loading yard

UNIT 2



**W3W: FACTORIES.FRIDAY.SHEEP**  
**SAT NAV: WV10 70Z**



# EXCELLENT CONNECTIVITY

Wolf Pack, Hilton Cross Business Park has direct access to the M54 via the A460, providing connectivity to the M6 and the wider West Midlands. Bus and rail services available from nearby Wolverhampton and Birmingham.



Wolverhampton	4 miles
Birmingham	17 miles
Coventry	33 miles
London	131 miles



Birmingham	26 miles
Manchester	64 miles
Liverpool	77 miles
London Heathrow	131 miles



Liverpool	88 miles
Portsmouth	173 miles
Felixstowe	177 miles
Dover	213 miles



M54 J1	0.6 miles
M54 J2	1.9 miles
M6	2.5 miles
M5	10.4 miles

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