



**AVISON
YOUNG**

Wolverhampton 144, Hilton Cross Business Park, Wolverhampton, WV10 7QZ
Industrial / Warehouse To Let | Rent on application | 143,907 sq ft
Modern manufacturing/distribution warehouse in Wolverhampton available for immediate occupation



Key Points

- 8m haunch height
- 8 level loading doors
- 4 dock level doors
- 4 x internal gantry cranes (5T - 12T)
- 360 degree site access with two loading yards
- Canopies on both loading elevations
- 1.5MVA power supply
- 160 Car Parking Spaces with 3 EV charging points

Description

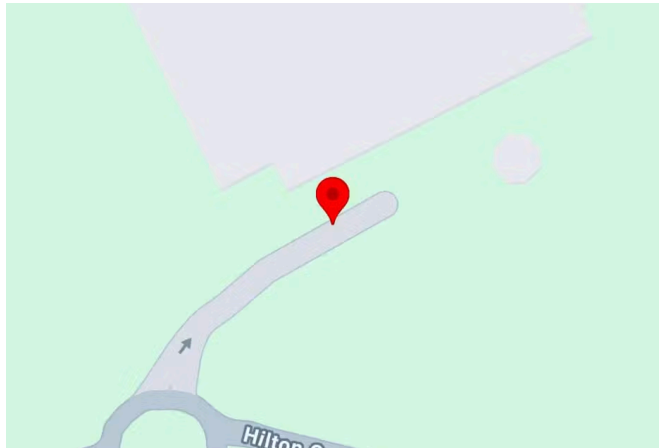
Modern manufacturing/distribution unit available for immediate occupation, located on J1 M54 north of Wolverhampton.

The property benefits from a fully self contained site, with 360 degree access and cross elevation loading to the building with two service yards. Internally, the building is fitted with four internal gantry cranes, warehouse lighting and heating, and two fitted two storey offices, making it an ideal solution for both manufacturers and distributors.

Location

The property is located immediately adjacent to Junction 1 of the M54, providing immediate access to the M6 motorway network and the wider West Midlands.

The property is situated on the established Hilton Cross Business Park, approximately 4 miles north-west of Wolverhampton and 17 miles north-west of Birmingham.



Terms

The property will be available by way of sub-lease or assignment, for a term to be agreed, up to the existing lease expiry of 24 April 2033.

The property is subject to a break option in April 2028.

A new lease may be available via agreement with the landlord, terms to be agreed.

Availability

Available Immediately

Accommodation

Name	sq ft	sq m	Availability
Ground - Warehouse	127,280	11,824.70	Available
Ground - Offices	8,337	774.53	Available
1st - Offices	8,290	770.17	Available
Total	143,907	13,369.40	

Specifications

- 8m haunch height
- 8 level loading doors
- 4 dock level loading doors
- 4 x internal gantry cranes (loading capacities from 5T-12T)
- Warehouse heating and lighting
- Two secure service yards with 360 degree HGV circulation
- 160 car parking spaces

Summary

- Rent: Rent on application
- Business rates: £313,575 per annum
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C
- Lease: Sublease

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings



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