

WOLF PACK

**3 NEW LOGISTICS/
MANUFACTURING / UNITS
TO LET**

UNIT 1 – 62,000 SQ FT
UNIT 2 – 47,750 SQ FT
UNIT 3 – 113,000 SQ FT

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

WOLFPACK-J1M54.COM

Another development by:
BARBERRY

A PRIME MANUFACTURING AND LOGISTICS DEVELOPMENT












Wolf Pack, Hilton Cross Business Park, Wolverhampton, is a high profile speculative development of 3 self-contained detached buildings built to a market leading specification with planning permission for manufacturing, warehousing and distribution uses. Buildings will be available to lease.



SUSTAINABILITY

Our buildings at Wolf Pack, Hilton Cross Business Park, Wolverhampton will be constructed to a market leading specification that will benefit the occupiers using them, by reducing occupational costs and fulfilling many of the environmental, social and corporate governance ratings in measuring the sustainability and social impact of buildings. Our buildings acknowledge the key requirements of the Mid – Box industrial and logistics market and indeed exceeds them in many areas.

Barberr have worked hard to use the latest environmentally friendly technology to minimise the dependency on fossil fuels, help reduce CO2 emissions and the costs of occupation for occupiers who have the opportunity to procure a renewable electrical energy tariff and drive towards a zero carbon operation.

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|---|---|---|---|
|  | EPC A rating |  | Optimum performance insulated cladding and roof materials |
|  | Target BREEAM 'Excellent' |  | High efficiency air source heat pump |
|  | 10% PV Cells |  | Reduce cooling, lighting and heating demand. |
|  | Provision for vehicle charging in all parking spaces, as well as in loading yards |  | Biodiversity financial contribution to local projects |
|  | Upgraded roof structure to support additional PV cells |  | LED lighting |
|  | 10% warehouse roof lights to increase natural lighting |  | Biodiversity contributions to on site habitat creation |

OCCUPIER WELFARE

Wolf Pack has been designed with employee welfare at the forefront of the development, providing an exceptional environment in which to work.

- | | | | |
|---|-------------------------------------|---|------------------------------------|
|  | Drinking fountains in the warehouse |  | Amenity spaces |
|  | Wildlife walkways |  | Natural and mechanical ventilation |
|  | Shower facilities | | |

DEMOGRAPHICS

**LOCATED IN THE
MANUFACTURING
HEART OF THE UK**



**COMPETITIVE COSTS
FOR LABOUR, PROPERTY AND OPERATIONS**

**OVER 13,000
AUTOMOTIVE & HIGH TECH BUSINESSES
WITHIN A 60 MINUTE DRIVE TIME**



**OVER 550,000 PEOPLE
OF WORKING AGE WITHIN A DRIVE TIME
OF 30 MINS**

**17,000 PEOPLE
ACTIVELY SEEKING WORK IN
WOLVERHAMPTON, SHOWING
A READILY AVAILABLE LOCAL
WORKFORCE**



**3 MILLION PEOPLE
APPROX, LIVE WITHIN A 20 MILE
RADIUS OF WOLVERHAMPTON**

Approved brand new link road between M54 J1 and M6 J11 will further enhance communications around the site and providing an even more direct route from the units to one of the UKs major motorways.

AT THE HEART OF THE REGIONS LOGISTICS NETWORK

Wolf Pack, Hilton Cross Business Park is situated at the confluence of the regions motorway network. Located at the northern fringe of the Wolverhampton and Black Country conurbation, the park has direct access from the A460 Cannock Road onto the M54 Motorway at Junction 1. Providing access to the M6, M6 Toll, M5 and national motorway network.

Major local occupiers include:



UNIT 1

The detached unit is to be constructed of a steel portal frame beneath a pitched lined roof surmounted by clad elevations and benefit from a market leading specification.

Unit 1	sq ft	sq m
Warehouse	57,000	5,295
First Floor Offices	5,000	465
Total	62,000	5,760



24/7 day operations



Power supply
500 KVA



Target BREEAM
'Excellent'



10m to underside
of haunch



Fully fitted first
floor office
accommodation



EPC A rating



Up to 59m
private
yard depths



2 double height
dock level loading
doors



10% PV Cells



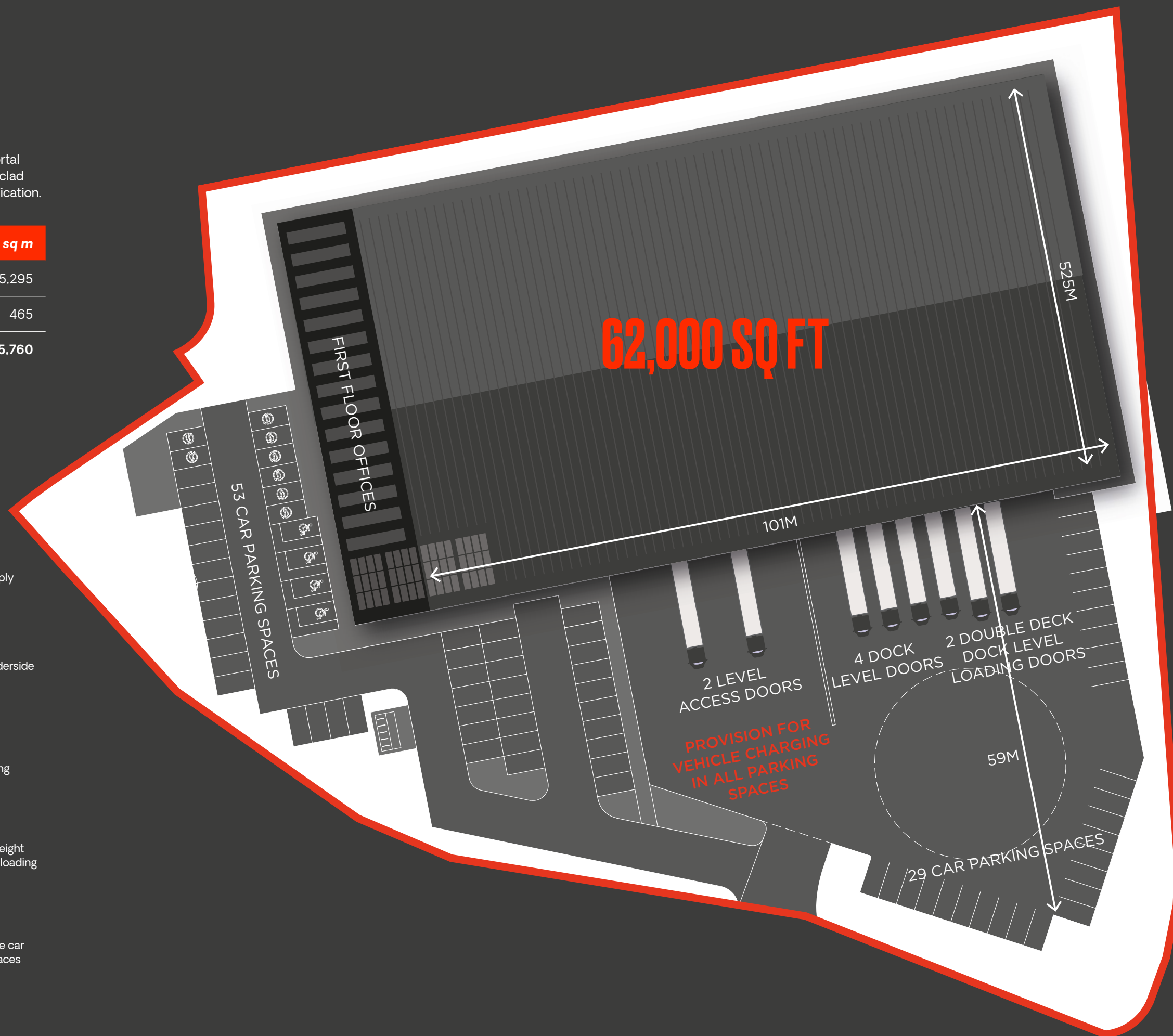
82 separate car
parking spaces



2 level loading
and 4 dock level
loading doors



50kN/m²
floor loading

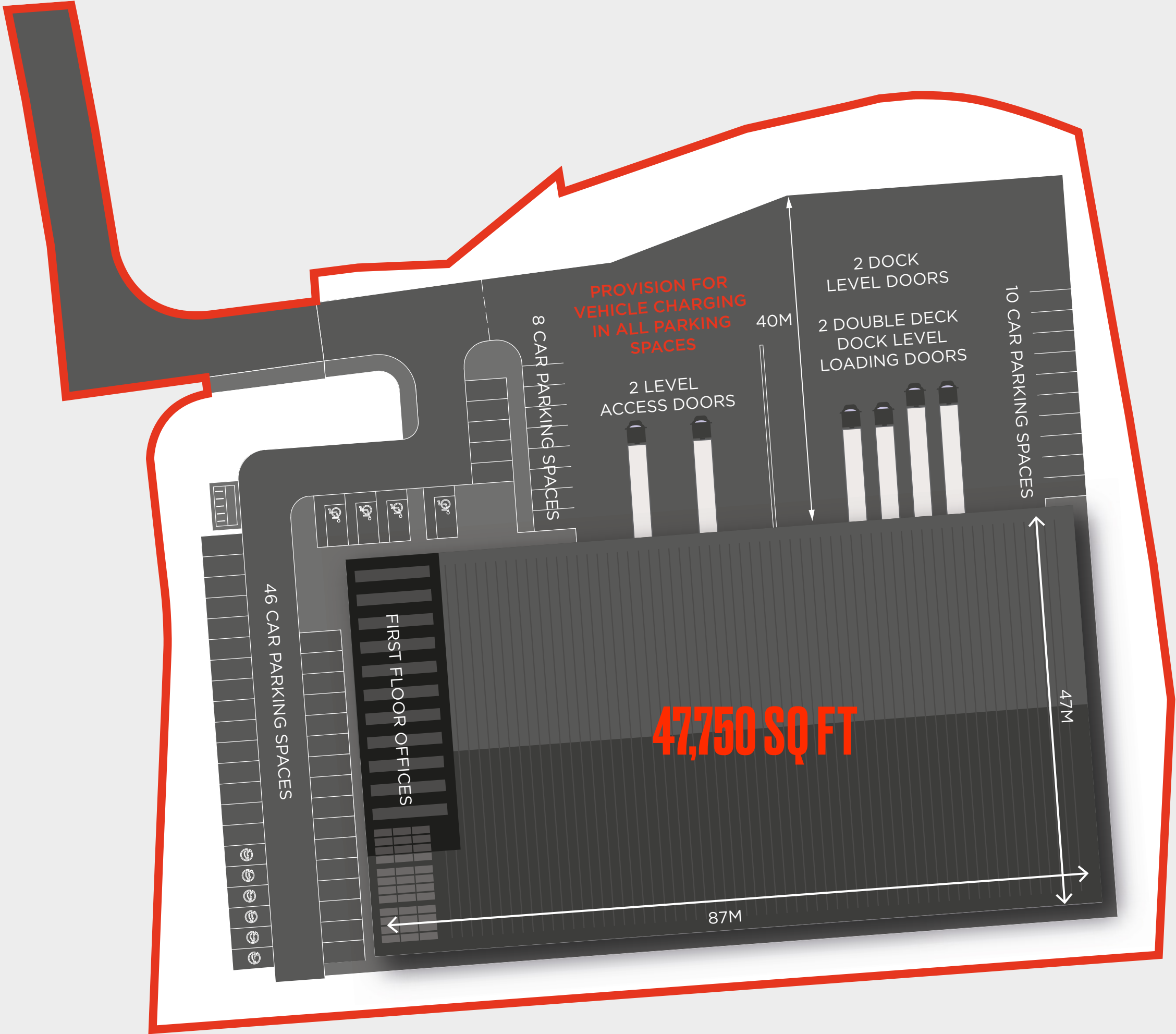


UNIT 2

The detached unit is to be constructed of a steel portal frame beneath a pitched lined roof surmounted by clad elevations and benefit from a market leading specification.

Unit 2	sq ft	sq m
Warehouse	44,000	4,088
First Floor Offices	3,750	348
Total	47,750	4,436

-  Power supply 700 KVA
-  Target BREEAM 'Excellent'
-  Fully fitted first floor office accommodation
-  40m yard depth
-  10% PV Cells
-  2 Level and 2 dock level loading doors
-  24/7 day operations
-  10m to underside of haunch
-  EPC A rating
-  2 double height dock doors
-  64 separate car parking spaces
-  50kN/m² floor loading
-  Provision for vehicle charging in all parking spaces, as well as in loading yards



UNIT 3

The detached unit is to be constructed of a steel portal frame beneath a pitched lined roof surmounted by clad elevations and benefit from a market leading specification.

Unit 3	sq ft	sq m
Warehouse	104,000	9,662
First Floor Office	4,500	418
Second Floor Office	4,500	418
Total	113,000	10,498



Provision for vehicle charging in all parking spaces, as well as in loading yards



Power supply 800 KVA (Up to 3.2 MVA available)



Target BREEAM 'Excellent'



24/7 day operations



48-58m yard depths



12.5m to underside of haunch



10% PV Cells



94 separate car parking spaces



2 double height dock level loading doors



2 level loading and 8 dock level loading doors



50kN/m² floor loading



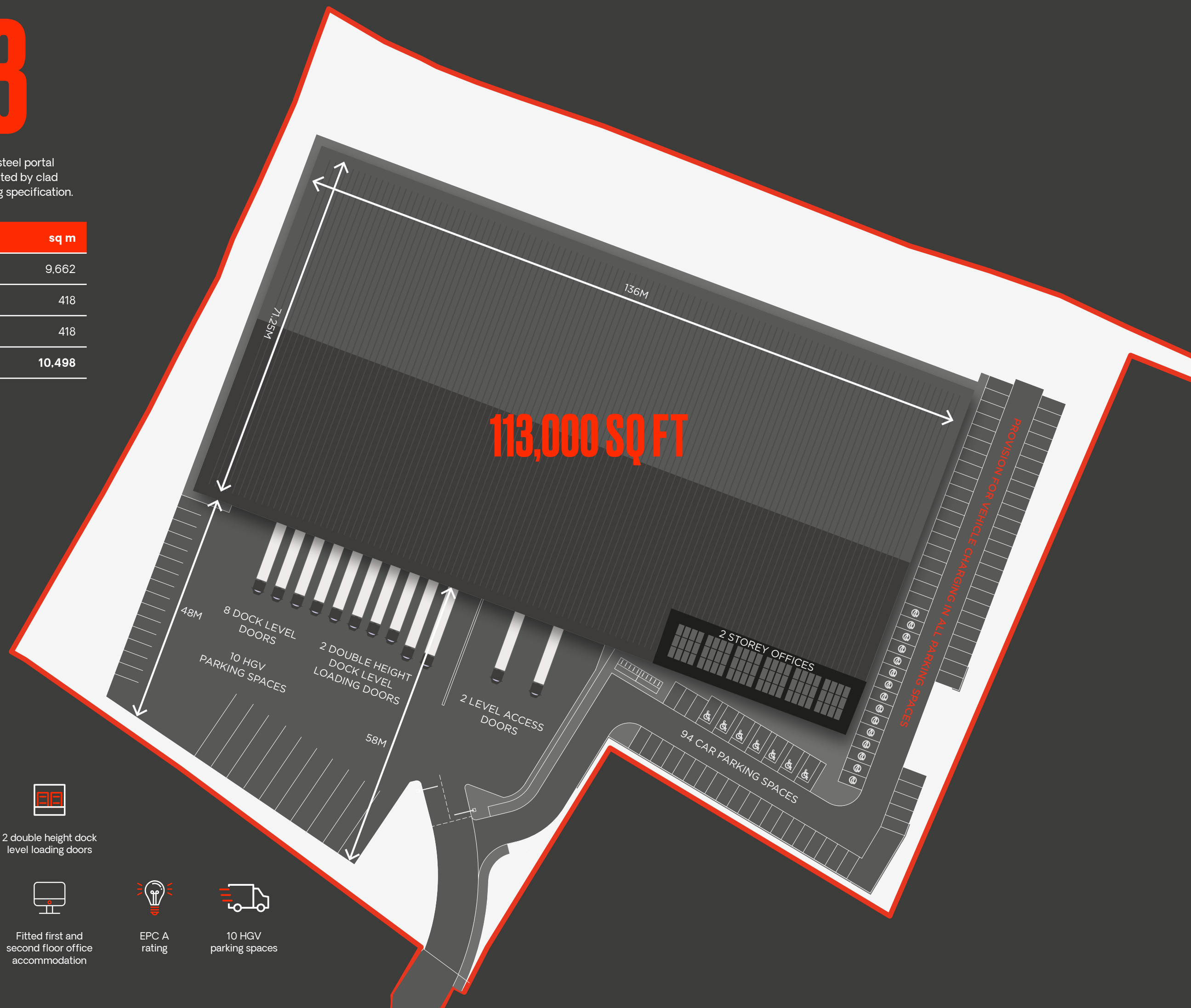
Fitted first and second floor office accommodation



EPC A rating



10 HGV parking spaces



EXCELLENT CONNECTIVITY

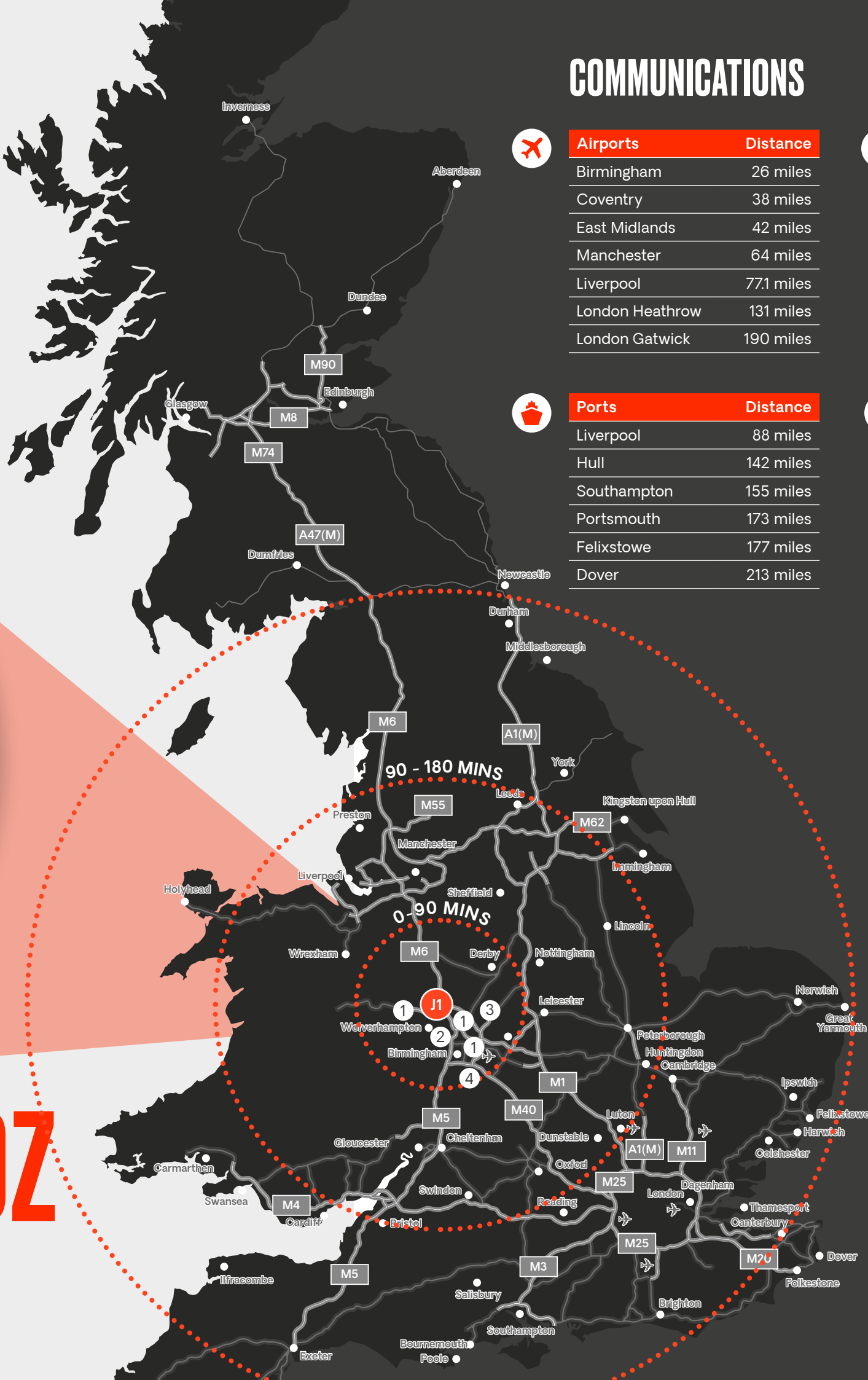
Wolf Pack, Hilton Cross Business Park has direct access from the A460 Cannock Road onto the M54 Motorway at Junction 1, linking with the M6 at Junction 10A and the wider West Midlands Motorway Network of the M6 Toll, M5, M42 and M1. The A460 is a primary bus route between Wolverhampton and Cannock. Intercity and regional rail services are available from Wolverhampton and Birmingham New Street.



SAT NAV: WV10 7QZ

WHAT3WORDS: ARROW.INVITE.ECONOMIES

To locate this site within a 3 metre resolution, search ARROW.INVITE.ECONOMIES on www.what3words.com



COMMUNICATIONS



Airports	Distance
Birmingham	26 miles
Coventry	38 miles
East Midlands	42 miles
Manchester	64 miles
Liverpool	77.1 miles
London Heathrow	131 miles
London Gatwick	190 miles



Towns	Distance
Wolverhampton	4 miles
Birmingham	17 miles
Coventry	33 miles
Derby	40 miles
Leicester	49 miles
Liverpool	84 miles
London	131 miles



Ports	Distance
Liverpool	88 miles
Hull	142 miles
Southampton	155 miles
Portsmouth	173 miles
Felixstowe	177 miles
Dover	213 miles



Roads	Distance
M54 J1	0.6 miles
M54 J2	1.9 miles
M6	2.5 miles
M5	10.4 miles
M6 Toll	16 miles
M42	22 miles

-  JAGUAR
-  JCB
- 
-  ASTON MARTIN

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Planning

The premises benefit from a detailed planning consent for general industrial / warehousing and distribution (E, B2 or B8) uses.

Business rates

To be assessed. Estimated rateable values available from the agents on request.

Services

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

Availability

The units are to be speculatively built and ready for occupation on leasehold terms from Q2 2022 with early occupation for fit out available from April.
Quoting prices and rents available on request.

Another development by:

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