

WOLF PACK



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

UNIT 1 – LET TO FABLINK
UNIT 2 – LET TO METELEC
UNIT 3 – 113,470 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.



Unit 1



Unit 3



Unit 1

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.

Barberrry 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.



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 and loading yard



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.



Wildlife walkways



Amenity spaces



Shower facilities



Natural and mechanical ventilation

DEMOGRAPHICS

LOCATED IN THE
MANUFACTURING
HEART OF THE UK



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



COMPETITIVE COSTS
FOR LABOUR, PROPERTY AND OPERATIONS

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



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



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 provide an even more direct route from the units to one of the UK's major motorways.

AT THE HEART OF THE REGION'S LOGISTICS NETWORK

Wolf Pack, Hilton Cross Business Park is situated at the confluence of the region's 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:

JAGUAR MANN+HUMMEL MOOG
eurofins ERA Esso Premier Inn COSTA COFFEE
Atlas Copco DHL LAND-ROVER PORSCHE
ISP KUEHNE+NAGEL TARMAC elliott

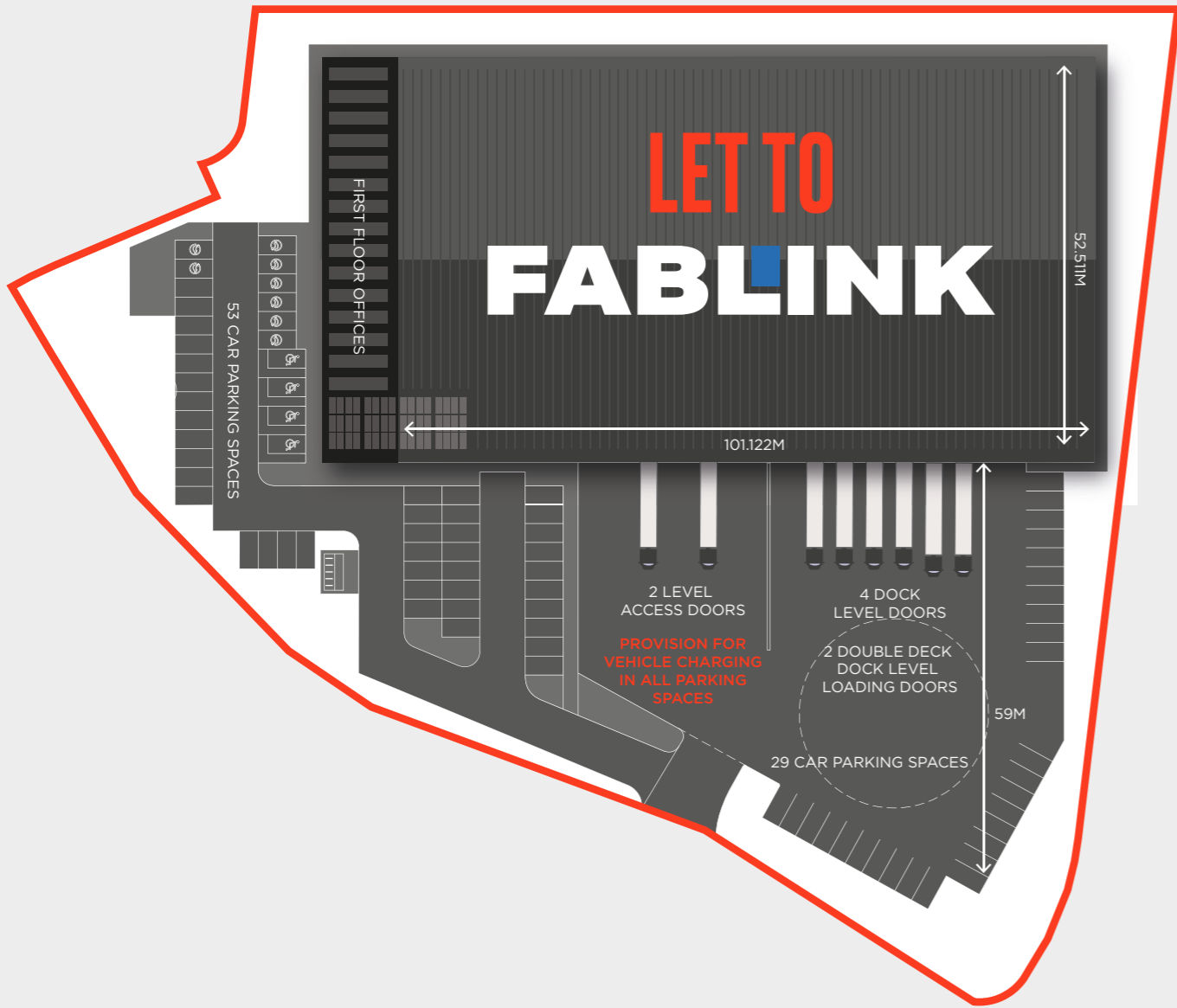


BARBERRY

DEVELOPING SUCCESS
WWW.BARBERRY.CO.UK

BARBERRY





UNIT 2

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

Unit 2	sqft	sq m
Warehouse	44,094	4,096
First Floor Offices	3,879	360
Total	47,973	4,457

WHAT3WORDS: UPDATE.CLEVER.NOISES

- 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
- Power supply 700 KVA
- 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 and loading yard

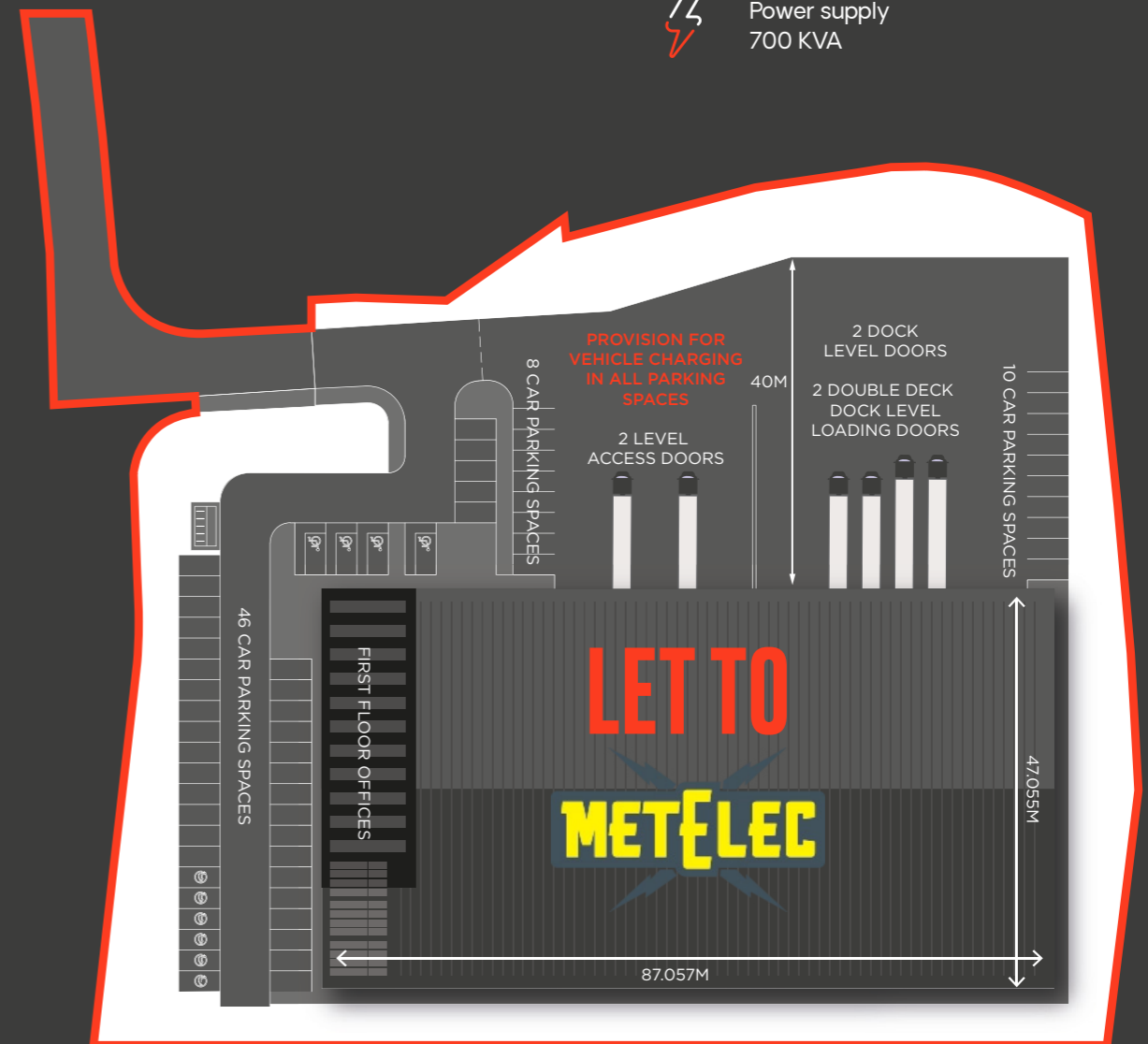
UNIT 1

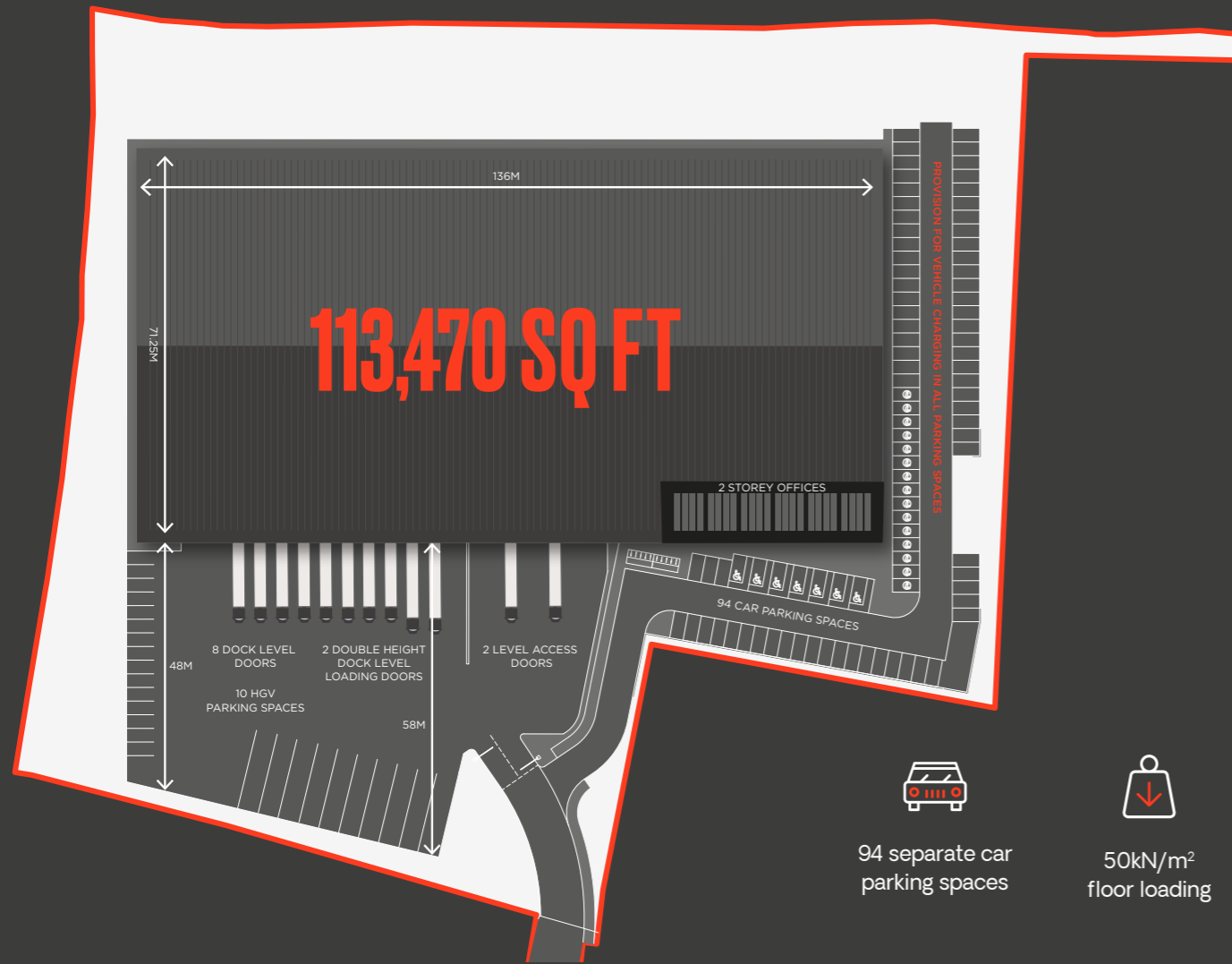
The detached unit is constructed of a steel portal frame beneath a pitched lined roof surmounted by clad elevations and benefit from a market leading specification.

Unit 1	sqft	sq m
Warehouse	57,157	5,310
First Floor Offices	5,126	476
Total	62,283	5,786

WHAT3WORDS: STORMS.GETS.RESULT

- 24/7 day operations
- Target BREEAM 'Excellent'
- Fully fitted first floor office accommodation
- Up to 59m private yard depths
- 10% PV Cells
- 2 level loading and 4 dock level loading doors
- Power supply 500 KVA
- 10m to underside of haunch
- EPC A rating
- 2 double height dock level loading doors
- 82 separate car parking spaces
- 50kN/m² floor loading





UNIT 3

The detached unit is 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	104,303	9,690
First Floor Office	4,582	426
Second Floor Office	4,582	426
Total	113,470	10,542

WHAT3WORDS: DESIGN.VISIT.AMPLE



94 separate car parking spaces



50kN/m² floor loading



48-58m yard depths



Target BREEAM 'Excellent'



24/7 day operations



12.5m to underside of haunch



Provision for vehicle charging in all parking spaces and loading yard



Power supply 800 KVA (Up to 3.2 MVA available)



10% PV Cells



EPC A rating



10 HGV parking spaces



2 level loading and 8 dock level loading doors



2 double height dock level loading doors

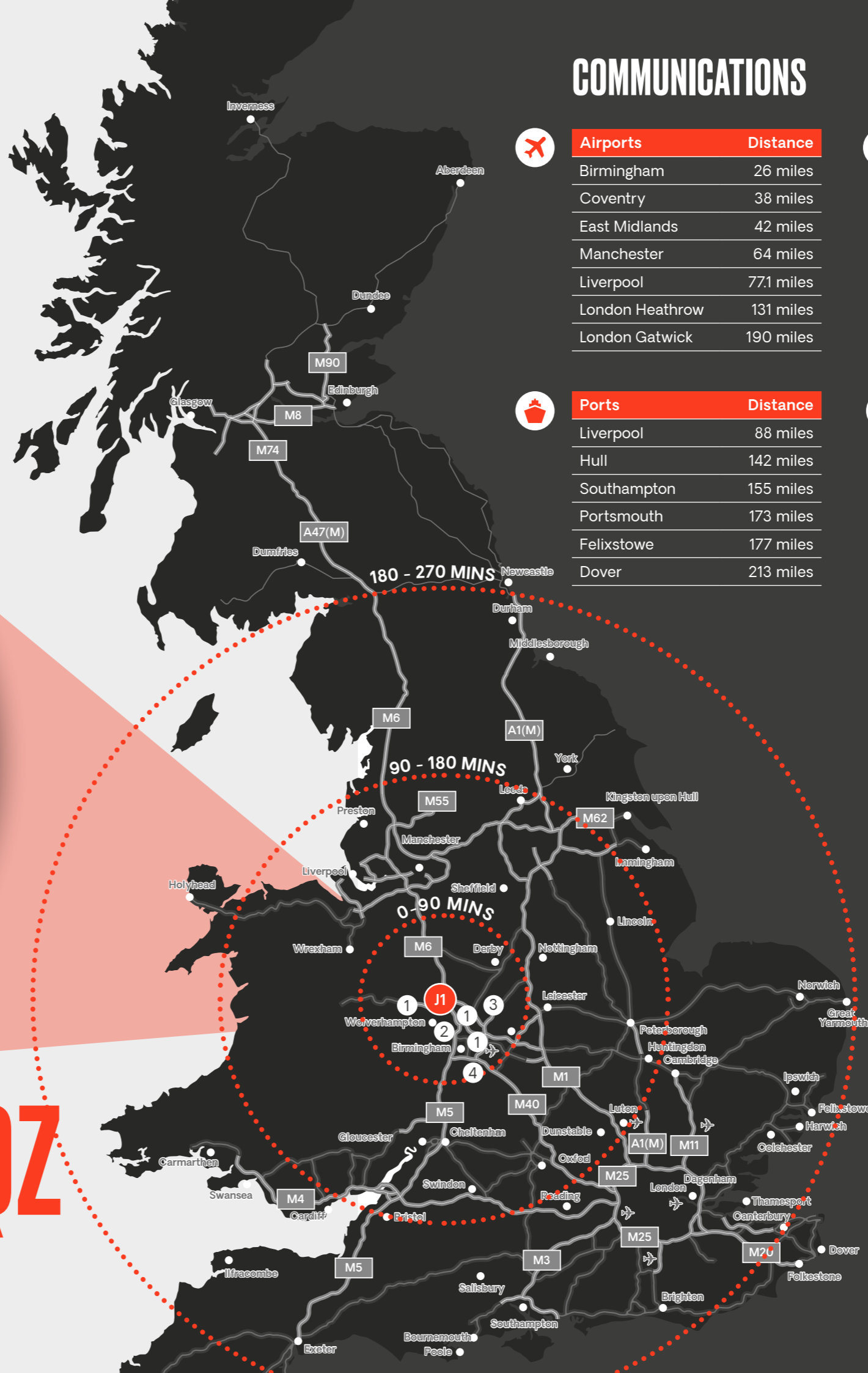


Fitted first and second floor office accommodation



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.



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



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



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

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

- JAGUAR
- JCB
- BMW
- ASTON MARTIN



BULLEYS

0190 271 3333

Rod Spiby
07970 283 704
rod.spiby@bulleys.co.uk

Max Shelley
07881 948 908
max.shelley@bulleys.co.uk



0121 643 6440

Richard James-Moore
07469 403 599
richard.james-moore@jll.com

Steven Jagers
07837 995 259
steven.jagers@jll.com

harrislamb

0121 455 9455

Charles D'Auncey
07747 897 866
charles.dauncey@harrislamb.com

Neil Slade
07766 470 384
neil.slade@harrislamb.com

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:

BARBERRY

Jon Robinson
jonr@barberry.co.uk

www.barberry.co.uk



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