

**AVISON  
YOUNG**

**Coming Soon** - To Let Modern Warehouse / Manufacturing Unit  
**WOLVERHAMPTON 144**

HILTON CROSS BUSINESS PARK, WOLVERHAMPTON, WV10 7QZ



143,907 sq ft



8 m height to  
haunch



4 dock / 8 level  
loading doors



160 car spaces & 3  
electronic charging  
points



360 degree  
circulation  
with two  
secure yards

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**Sam Pearson**

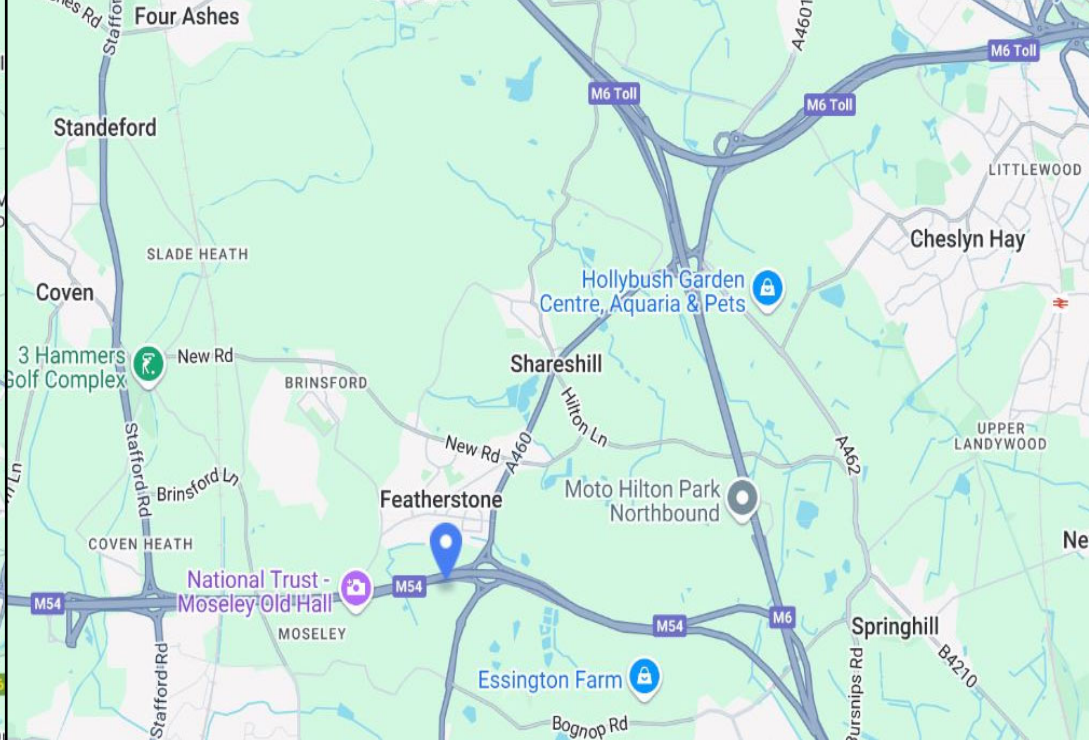
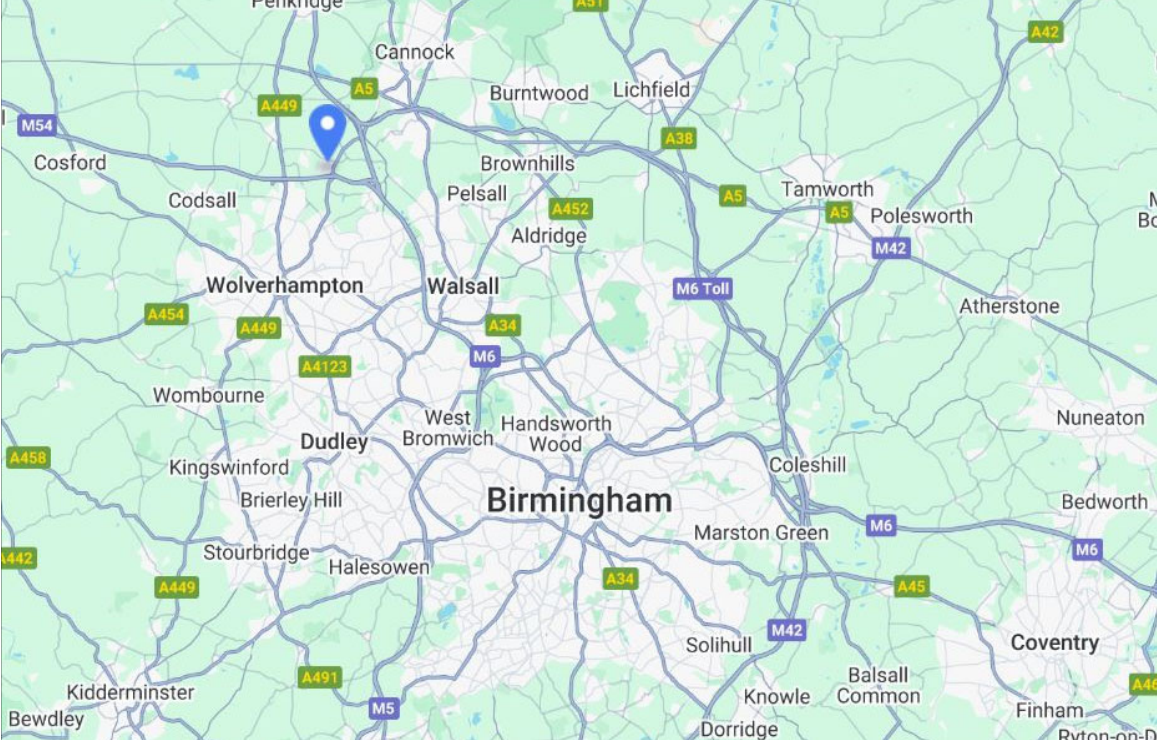
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## Location

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 Birmingham.

## Description

Wolverhampton 144 is a modern warehouse unit and comprises of the following brief specification:

- 8 m height to haunch
- 8 level loading doors
- 4 dock level loading doors
- 1.5 MVA power supply
- Two storey air-conditioned offices with reception and passenger lift
- Two canopies on both loading elevations
- Heating and high bay lighting throughout
- 4 x internal gantry cranes (loading capacities from 5T – 12T)

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## Accommodation

Description	Sq Ft	Sq M
Warehouse	127,280	11,824.6
Ground floor offices	8,337	774.5
First floor offices	8,290	770.2
<b>TOTAL</b>	<b>143,907</b>	<b>13,369.3</b>
Canopy	14,221	1,321.2

### External

- Two secure yards (loading to both) with 360 degree HGV circulation
- 160 parking spaces with 3 electronic vehicle charging points

### Additional Fit Out

- The property benefits existing manufacturing and storage fit out that may be of use to occupiers, subject to negotiation. Further detail is available on application.



## **Ratable value**

We understand that the property has a Rateable Value of £565,000 as listed on the Valuation Office Agency website.

## **Terms**

The property will be available by way of sub-lease or assignment, for a term of years 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.

## **Legal Costs**

Each party will be responsible for its own legal costs incurred in the transaction.

## **Money Laundering**

The money laundering regulations require identification checks are undertaken for all parties leasing the property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.

## **EPC**

Energy performance rating – C56.

# To find out more, please contact

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April 2025

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2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.



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