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## TO LET

WAREHOUSE/INDUSTRIAL PREMISES

UNIT 7

PARKSIDE INDUSTRIAL ESTATE  
OFF HICKMAN AVENUE  
WOLVERHAMPTON  
WV1 2EN

6,405 sq ft (595 sq m)

Conveniently located just off the main A454 Willenhall Road.

Estate security fencing and entrance gates.

M6 (Junction 10) approx 4½ miles.

Wolverhampton City Centre approx 1 mile.

[bulleys.co.uk/7parkside](http://bulleys.co.uk/7parkside)



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Wolverhampton

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Oldbury  
0121 544 2121

## LOCATION

Parkside Industrial Estate is located off Hickman Avenue approximately 1 mile from Wolverhampton City Centre. Junction 10 of the M6 Motorway lies approximately 4 miles to the east accessed directly via the main A454 Willenhall Road and Black Country Route dual carriageway.

## DESCRIPTION

The premises comprise a single bay industrial unit of a steel portal frame construction with single storey offices and ancillary facilities at the front. The walls are of part brick and part lined profile clad beneath a pitched lined roof incorporating translucent roof lights. Minimum eaves height approx 4.88m, height to intersection of walls and roof approx 5.49m, height to roof apex approx 6.40m. Vehicular access is provided via a roller shutter door approximately 3.66m wide x 4.85m high.

## ACCOMMODATION

Gross internal areas approximately:-

	<b>sq ft</b>	<b>sq m</b>
Unit 7	6,405	595

## OUTSIDE

The building benefits from forecourt servicing and car parking.

## RENTAL

£27,000 per annum exclusive (subject to contract).

## LEASE TERMS

The unit is available by way of a new full repairing and insuring lease on a term to be agreed.

## PLANNING

Interested parties are advised to make their own enquiries with Wolverhampton Council on 01902 551155.

## RATES

The unit is to be separately assessed.

Interested parties are advised to make their own enquiries with Wolverhampton Council on 01902 555802.

## VAT

All figures quoted do not include VAT which may be payable at the current prevailing rate.

## EPC

An EPC has been carried out on this property. The property has been awarded a Grade D-88.

## WEBSITE

Aerial photography and further information is available at [bulleys.co.uk/7parkside](http://bulleys.co.uk/7parkside)

## VIEWING

**Strictly** by the prior appointment with Bulleys at their Wolverhampton Office on 01902 713333.

Details prepared 08/16.

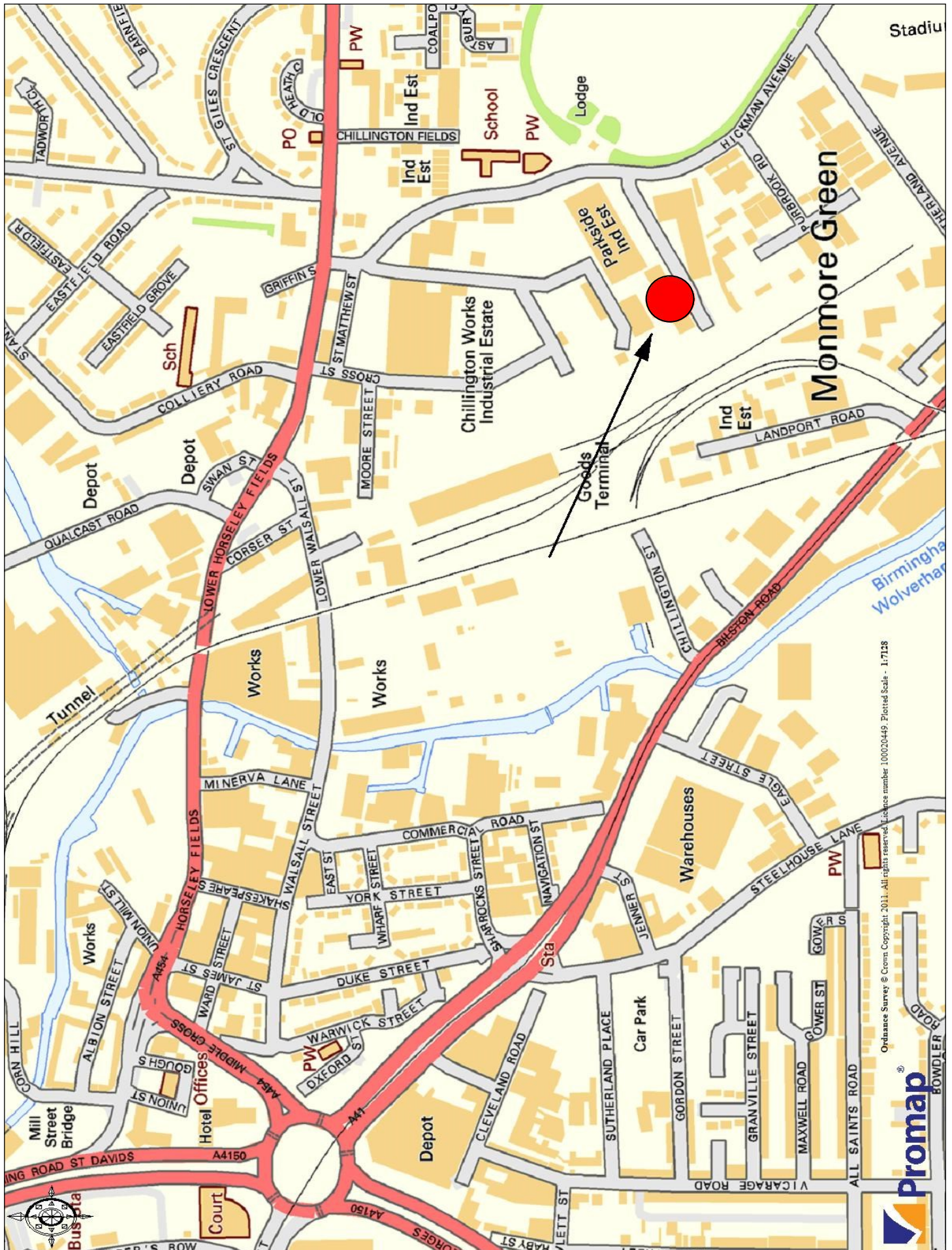






Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed





#### IMPORTANT NOTICE

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