

REFUENSIVELY BISHED

OFF HICKMAN AVENUE · WOLVERHAMPTON · WVI 2EN



TO LET

WAREHOUSE/ **INDUSTRIAL PREMISES** 

5,333 - 18,501 sq ft

(495 - 1,719 sq m)

Conveniently located just off the main A454 Willenhall Road

**Estate security fencing and entrance gates** 

M6 (Junction 10) approx 41/2 miles

**Wolverhampton City Centre approx 1 mile** 

Parkside Industrial Estate is an established industrial location 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.

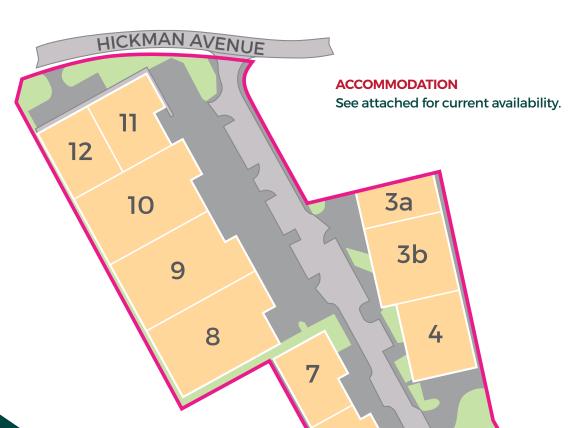
#### **DESCRIPTION**

The units have been extensively refurbished:

- Single bay industrial units
- · Steel portal frame construction
- Roller shutter door approximately 3.66m wide x 4.85m high
- Offices and ancillary facilities to the front
- Part brick and part lined profile walls
- Translucent roof lights.
- · Typical minimum eaves heights of approx 4.88m
- · Height to intersection of walls and roof approx 5.49m
- · Height to roof apex approx 6.40m
- Forecourt servicing and car parking







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5

# **RENT/LEASE TERMS**

The units are available by way of new full repairing and insuring leases on a rent/term to be agreed.

# **PLANNING**

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

#### **RATES**

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

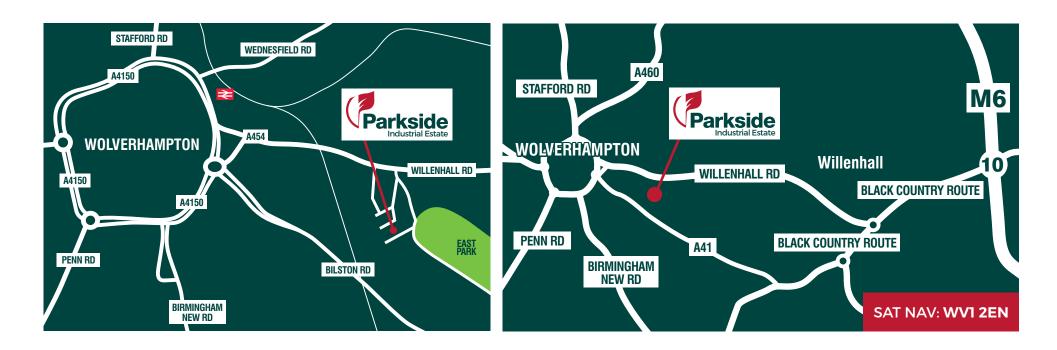
# VAT

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

# **EPC**

Available upon application.





#### **COMMUNICATIONS**



#### **VIEWING**

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

Bulleys for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not reply on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Bulleys has any authority to make or give any representation or warranty whatever in relation to this property. (iv) All rentals and prices are quoted exclusive of VAT. (v) The reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements. (vi) Any movable contents, fixtures and fitting referred to in these particulars (including any shown in photographs) are excluded from the sale/fetting, unless stated otherwise. Designed and produced by Q Squared Design Ltd, Tel: 01789 730833. May 2018.





incorporating MARTIN BLOOMER ASSOCIATES

# Parkside Industrial Estate Availability Schedule

# Subject to Contract

Unit	Approx. Sq. Ft.	Approx. Sq. M	Rents
4	7,988	742	£35,000 per annum exclusive
5	6,763	628	£35,000 per annum exclusive
6	5,333	495	£24,000 per annum exclusive
7	6,405	595	£28,500 per annum exclusive