



Parkside

Industrial Estate

OFF HICKMAN AVENUE • WOLVERHAMPTON • WV1 2EN

**EXTENSIVELY
REFURBISHED**



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 4½ 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





ACCOMMODATION

See attached for current availability.

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

	M6 J10	4.5miles			
	Wolverhampton	1 mile			
	Walsall	6.5 miles			
	Birmingham City Centre	14.3 miles			
		Midland Metro	1 mile	Birmingham Airport	25 miles

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 rely 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/letting, unless stated otherwise. Designed and produced by Q Squared Design Ltd, Tel: 01789 730833. May 2018.

BULLEYS

bulleys.co.uk

01902 713333

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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