



Unit G1, Hilton Main Industrial Estate, WV11 2BE

FOR SALE

INDUSTRIAL & WAREHOUSE

Size
1,136 sq ft (106 sq m)

Purchase Price
£177,500

Location

The site is located within the Hilton Main Industrial Estate, a well established employment area benefiting from excellent connectivity. It occupies a highly accessible position adjacent to Junction 1 of the M54 and lies approximately 4 miles north of Wolverhampton city centre. The region benefits from a strong labour supply and outstanding transport infrastructure, making it an attractive location for a wide range of occupiers. The immediate surroundings feature several modern industrial developments.

Description

The property comprises an end of terrace unit with full height brick and block elevations, surmounted by an internally lined mono pitch roof with translucent roof sheets. Internally the unit benefits from roller shutter loading access, separate personnel door, internal office / prep area and W.C. facilities. The unit has the benefit of 3phase power and has recently undergone a re-wire to include new LED lighting. To the front of the unit is parking for approximately 4 vehicles.

Accommodation

Ground Floor 105.56 SqM 1,136 SqFt

Price

Offers in the region of £177,500

Tenure

The premises are leasehold for a term of 900 years from November 2007.

A service charge of £305 per quarter is payable towards the costs of maintenance of common areas and landscaping.

Rateable Value 2026

Rateable Value £8,200

EPC

EPC = D (91)

Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

VAT

All figures quoted are exclusive of VAT which we understand will not be applicable.

Viewing

Strictly by appointment with the Sole Selling Agents

Subject to Contract

JS/SC Sept26

Additional Images

