



Commercial Property Agents | **01902 425646**

6 Waterloo Road  
Wolverhampton, WV1 4BL



Units 1 & 2 Parkside Industrial Estate, Hickman Avenue,

**FOR SALE**

INDUSTRIAL & WAREHOUSE

Purchase Price  
£1.4 million

Refurbished Premises

Prominent Location

Large Secure Yard

<http://www.michaeltromans.co.uk/qmlink2799>

## Location

The property is located at the entrance to Parkside Industrial Estate on Hickman Avenue, 1 mile from Wolverhampton City Centre. The A454 Willenhall Road is located just off Hickman Avenue which links to Junction 10 of the M6 Motorway 4 miles to the east, which in turn provides excellent access to the Midlands motorway network.

## Description

The recently refurbished property briefly comprises a two bay warehouse, integral two storey offices and a large gated yard.

The warehouse consists of two interlinking bays with brick and block elevations to an approximate height of 3.5m with the remainder of the elevations clad with profile steel sheeting with internal spray foam insulation. The pitched roofs are clad with cement sheeting, internally lined and with new intermittent translucent panels. The property has recently undergone substantial refurbishment to include painted metal work and floors, full electrical re-wire to include a new fire alarm, intruder alarm and CCTV system. LED lighting is throughout with certain areas being covered by motion sensors. Heating to the main warehouse is via a floor mounted, gas fired combi heater. Access into the warehouse is via two new electric roller shutters with an external security barrier covering both shutters. A new mezzanine has been installed spanning one of the bays which benefits from a loading platform. Also within the warehouse are block partitioned offices, boiler room, store, W.C. facilities, entrance lobby and substation.

The integral two storey offices have also undergone refurbishment with new floor coverings, data cabling, LED lighting and a new gas fired boiler providing central heating throughout. The offices have been partitioned to provide showroom, office, reception, kitchen, meeting room, male and female W.C. facilities and data room on the ground floor with a large first floor office partitioned to create two further offices, board room and further office / staff room. A door off the first floor corridor leads to two small stores which in turn provide access to the main mezzanine within the warehouse.

Externally the total site area measures approximately 0.73 acres with 0.6 acres being secured by pallisade fencing with electric security gate and personnel gate providing access onto Parkside Industrial Estate. The main yard / parking area is tarmac with soft landscaping to part.

## Accommodation

All areas are measured on a Gross Internal Basis:

	m2	ft2
Warehouse	1,113.25	11,983
Ground Floor Offices	249.30	2,683
First Floor Offices	181.80	1,956
Mezzanine	723.20	7,784
<b>Total</b>	<b>2,267.55</b>	<b>24,406</b>

## Price

£1.4 million

## Business Rates

Rateable Value £49,750

## EPC

EPC D (81)

## VAT

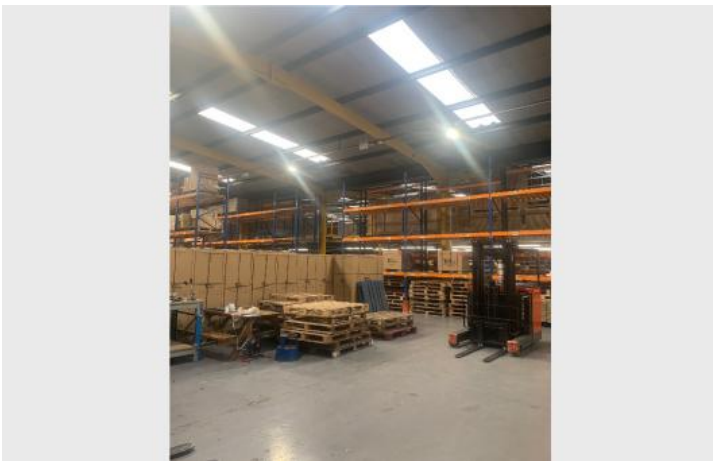
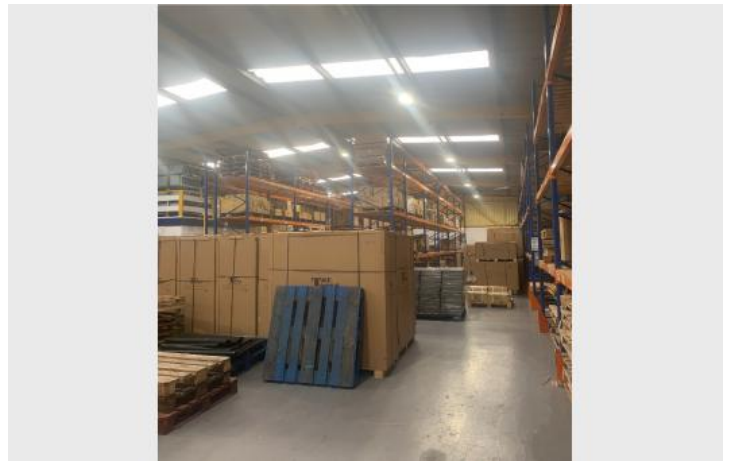
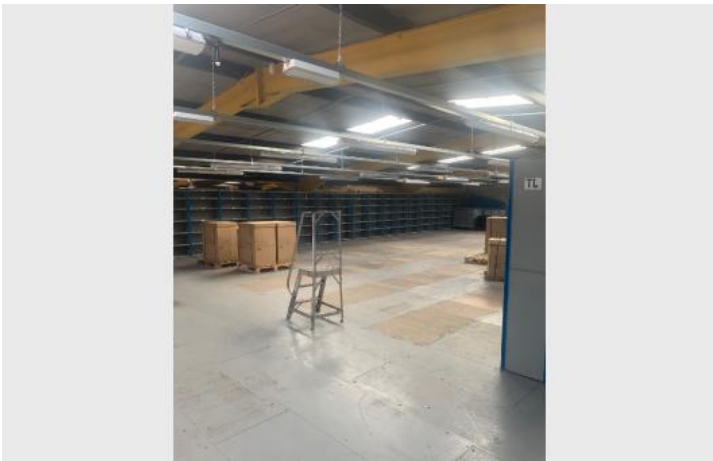
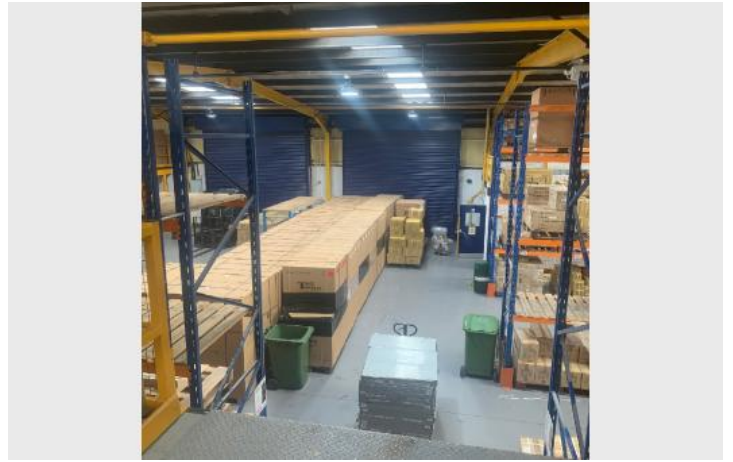
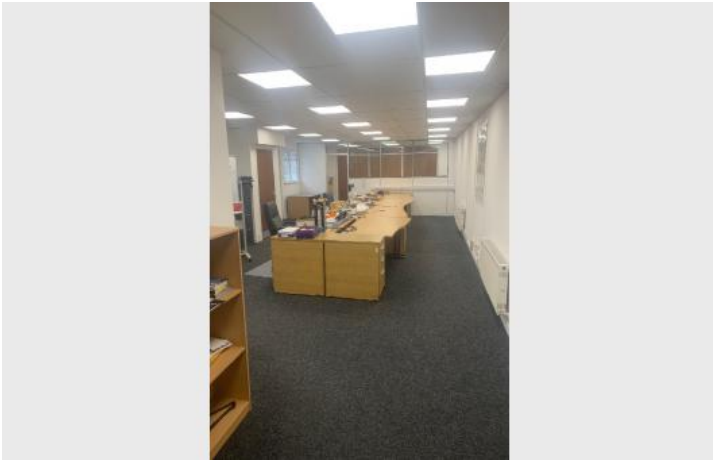
The property is elected for VAT and the sale price is subject to VAT.

## Viewing

Strictly via the agent Michael Tromans & Co LLP

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# Additional Images



Additional Images

