PARKSIDE
INDUSTRIAL ESTATE

MODERN INDUSTRIAL UNITS TO LET ON A WELL-ESTABLISHED INDUSTRIAL ESTATE

14,053 SQ FT - 56,850 SQ FT

UNITS 8-12
TO BE REFURBISHED
AVAILABLE SUMMER 2026

Hickman Avenue
Wolverhampton
WV1 2EN

Clearbell

READY FOR YOU

Parkside Industrial Estate is an established industrial estate located 1 mile from Wolverhampton city centre. Comprising 11 single storey warehouse units varying in size from 4,924 – 56,850 sq ft.

The units are constructed on a steel portal frame benefitting from up to 5.75 meters eaves height. Each unit has ancillary office accommodation, WC facilities, level access loading and car parking.

CONVENIENTLY LOCATED JUST OFF THE MAIN A454 WILLENHALL ROAD

WOLVERHAMPTON CITY CENTRE APPROXIMATELY 1 MILE AWAY

M6 (JUNCTION 10) APPROXIMATELY 4 MILES AWAY

SECURE ESTATE

11 SINGLE STORY WAREHOUSE UNITS

UP TO 5.50M EAVES HEIGHT

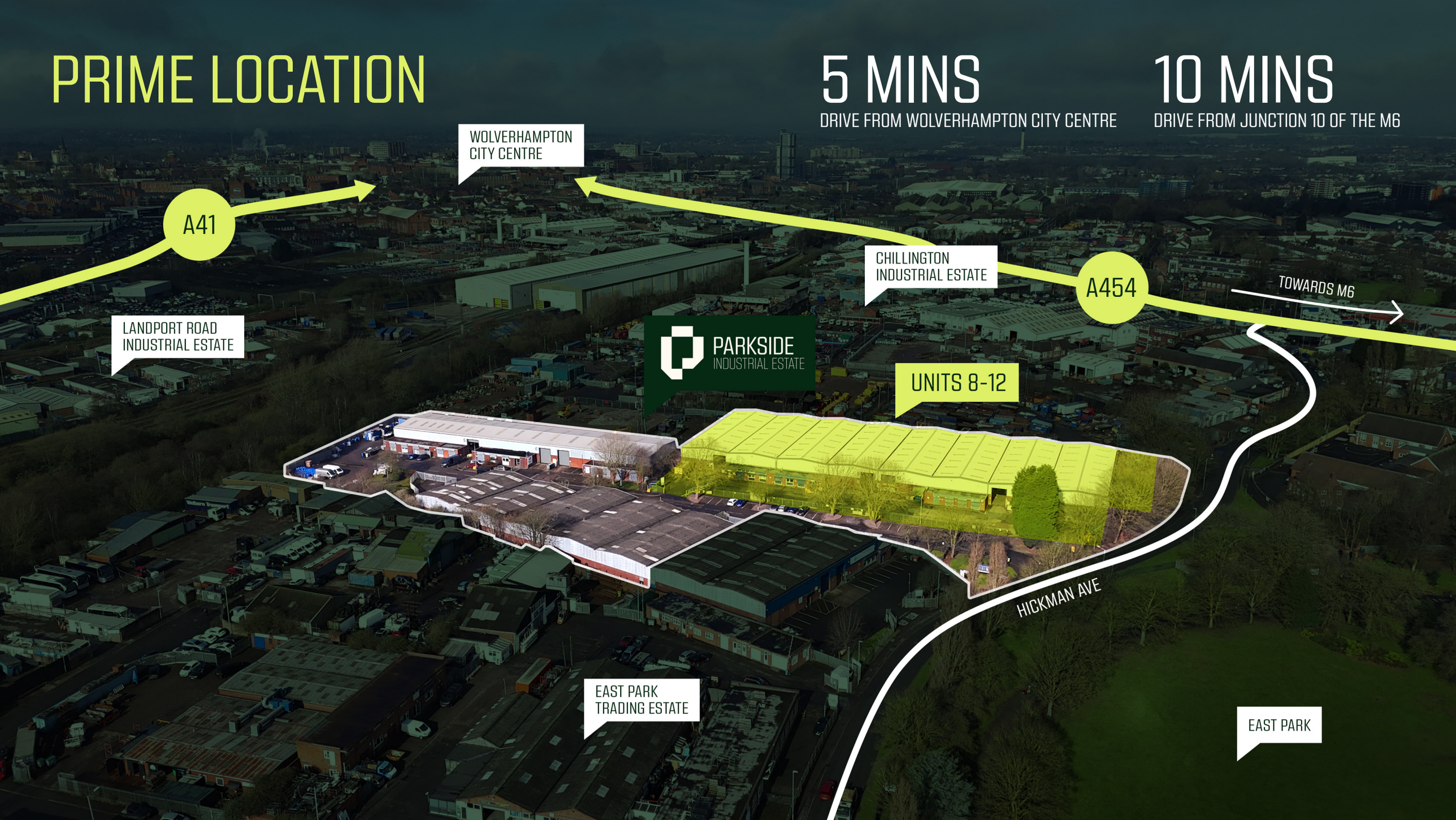
ANCILLARY OFFICE SPACE

SECURE YARDS

PRIME LOCATION

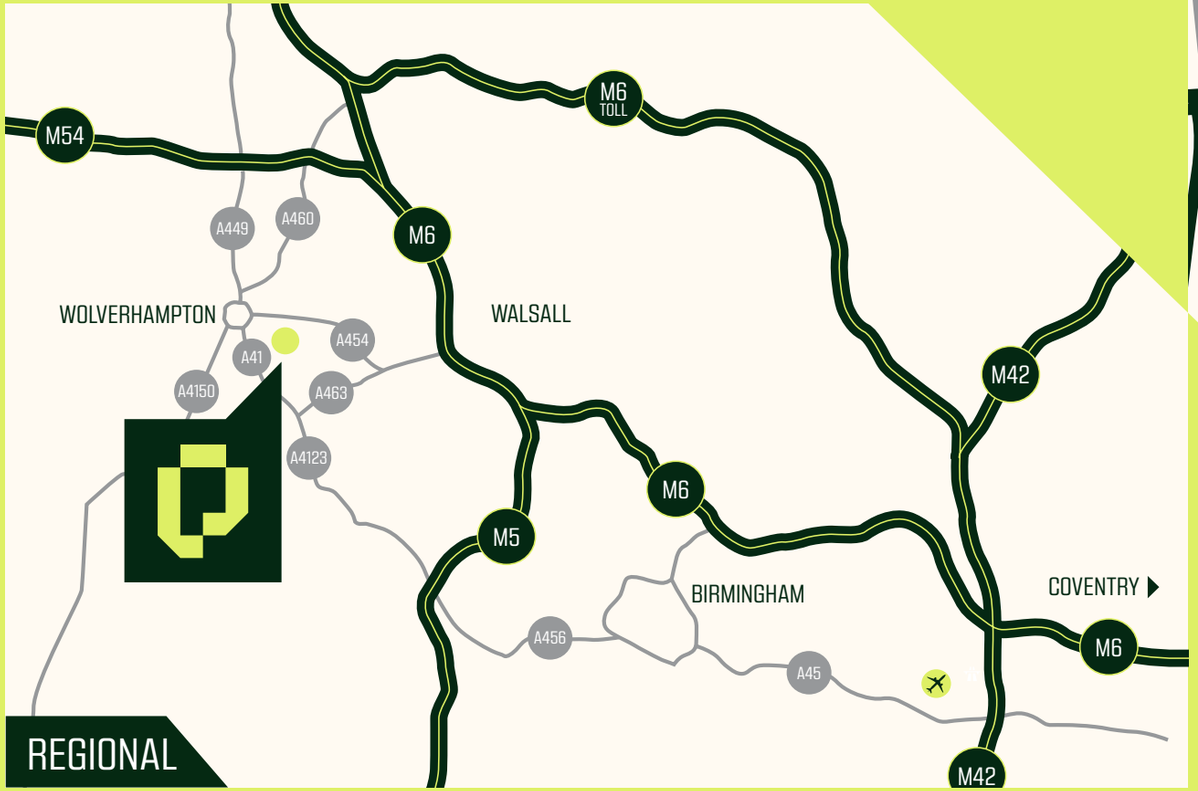
5 MINS
DRIVE FROM WOLVERHAMPTON CITY CENTRE

10 MINS
DRIVE FROM JUNCTION 10 OF THE M6



EXCELLENT

Positioned 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.



CONNECTIVITY

SITE PLAN

AVAILABLE AS A WHOLE,
SEPARATELY OR IN COMBINATIONS

		GROSS INTERNAL AREA (GIA)
UNIT 8	WAREHOUSE	13,021 SQ FT (1,209.7 SQ M)
	GROUND FLOOR ANCILLARY	1,032 SQ FT (95.8 SQ M)
TOTAL		14,053 SQ FT (1,305.5 SQ M)
UNITS 9-10	WAREHOUSE	26,539 SQ FT (2,465.6 SQ M)
	GROUND FLOOR ANCILLARY	1,563 SQ FT (145.2 SQ M)
TOTAL		28,102 SQ FT (2,610.8 SQ M)
UNITS 11-12	WAREHOUSE	12,424 SQ FT (1,154.2 SQ M)
	GROUND FLOOR ANCILLARY	1,618 SQ FT (150.3 SQ M)
	FIRST FLOOR ANCILLARY	653 SQ FT (60.7 SQ M)
TOTAL		14,695 SQ FT (1,365 SQ M)
UNITS 8- 12 TOTAL		56,850 SQ FT (5,281.5 SQ M)

RENTAL PRICE
Available upon application.

LEASE TERMS
Available on a new full repairing and insuring lease for a term to be agreed.

RATEABLE VALUE
The units currently have a single rateable value of £182,000.

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

UNITS 8-12 HIGHLIGHTS

- 5 LEVEL ACCESS LOADING DOORS
- MINIMUM EAVES HEIGHT 5.50M
- SECURE YARDS
- OFFICE SPACE
- EPC TO BE REASSESSED

CURRENT PARKSIDE OCCUPIERS

Accura ENGINEERING
MIDLANDS SPECIAL FASTENERS
acesolarenergy
MASONITE.

GET IN TOUCH

PARKSIDE
INDUSTRIAL ESTATE

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Any areas, measurements or distances referred to herein are approximate only. All texts, and photographs are for illustrative purposes only and solely intend to serve as a guide as to how the property may look and may be subject to any change at any time. Floor plan illustrations are indicative only. November 2025

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