

TO LET

INDUSTRIAL/ WAREHOUSE UNITS

12,356 - 85,076 sq ft
(1,147.9 - 7,904 sq m)



LOCATED
ADJACENT
TO J2 M54



SECURE ESTATE
WITH MANNED
SECURITY, BARRIER
ENTRY AND CCTV



CRANES AND
3 PHASE ELECTRICITY







INDICATIVE IMAGE



OVERVIEW

Pinnacle Point is located within an established industrial and commercial estate, accommodating a range of occupiers across warehouse, production and office uses. The available units range from 12,356 sq ft to 85,076 sq ft, offering flexible, self-contained accommodation suitable for a variety of operational requirements.

SPECIFICATION

The units benefit from the following:

- SECURE ESTATE WITH MANNED SECURITY, BARRIER ENTRY AND CCTV
- FRONT AND REAR LOADING ACCESS ENABLING DRIVE-THROUGH CAPABILITY FOR HGV VEHICLES
- OPERATIONAL CRANES, LED LIGHTING, 3 PHASE ELECTRICITY AND ANCILLARY ACCOMMODATION

AVAILABILITY

BAY	SQ FT	SQ M
1	18,567	1,725.0
3N	12,356	1,147.9
4	27,272	2,533.6
5	27,421	2,546.7
Total	85,076	7,904

12,356 - 85,076 sq ft (1,147.9 - 7,904 sq m)

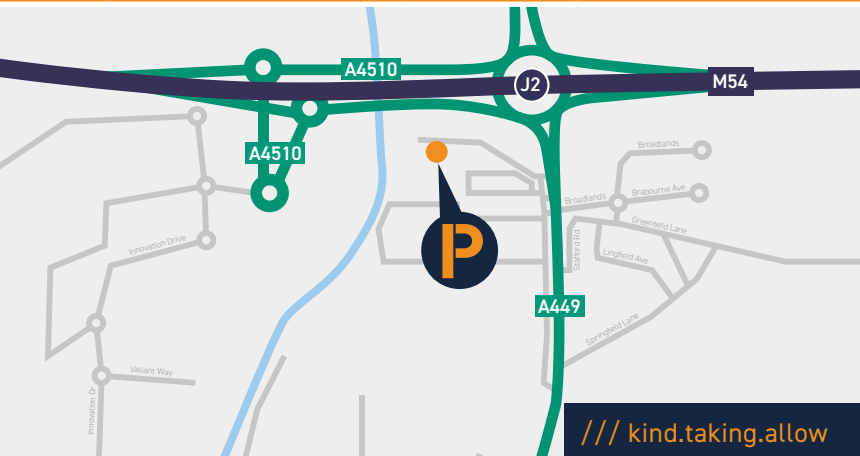
Pinnacle Point

Stafford Road, Wolverhampton WV10 7EL

LOCATION

Pinnacle Point is exceptionally well located just off Junction 2 of the M54 with direct access off the A449 Stafford Road. Junction 11 of the M6 is approximately 3.5 miles to the east providing access to the Midlands motorway network. Wolverhampton City Centre is located 3.8 miles to the south of the site via the A449.

Pinnacle Point is situated in a predominantly industrial/commercial area with nearby occupiers including UTC, Brammer and Booker Wholesale. Immediately adjacent with frontage to the motorway is the Porsche dealership and Costa Coffee.



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DISTANCES



DESTINATION	MILES
M6 (J11)	3.5
Wolverhampton City Centre	4
Walsall	8.8
Birmingham	19

TERMS

The units are available on a leasehold basis for a term to be agreed.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

EPC

Energy performance certificates are available upon request.

VIEWING

Viewing is strictly by appointment through the sole letting agent.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013
Bulley and Ribston on their behalf and for the sellers 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, nor 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 employed by Bulley and Ribston has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is May 2026.

Letting Agent



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