



PARKSIDE
INDUSTRIAL ESTATE

MODERN INDUSTRIAL
UNIT WITH SECURE 0.31
ACRE YARD TO LET ON A
WELL-ESTABLISHED
INDUSTRIAL ESTATE
6,850 SQ FT

UNIT 5
AVAILABLE NOW

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



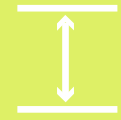
M6 (JUNCTION 10)
APPROXIMATELY 4
MILES AWAY



SECURE
ESTATE



11 SINGLE STORY
WAREHOUSE UNITS



UP TO 5.75M
EAVES HEIGHT



ANCILLARY
OFFICE SPACE



SECURE
YARDS

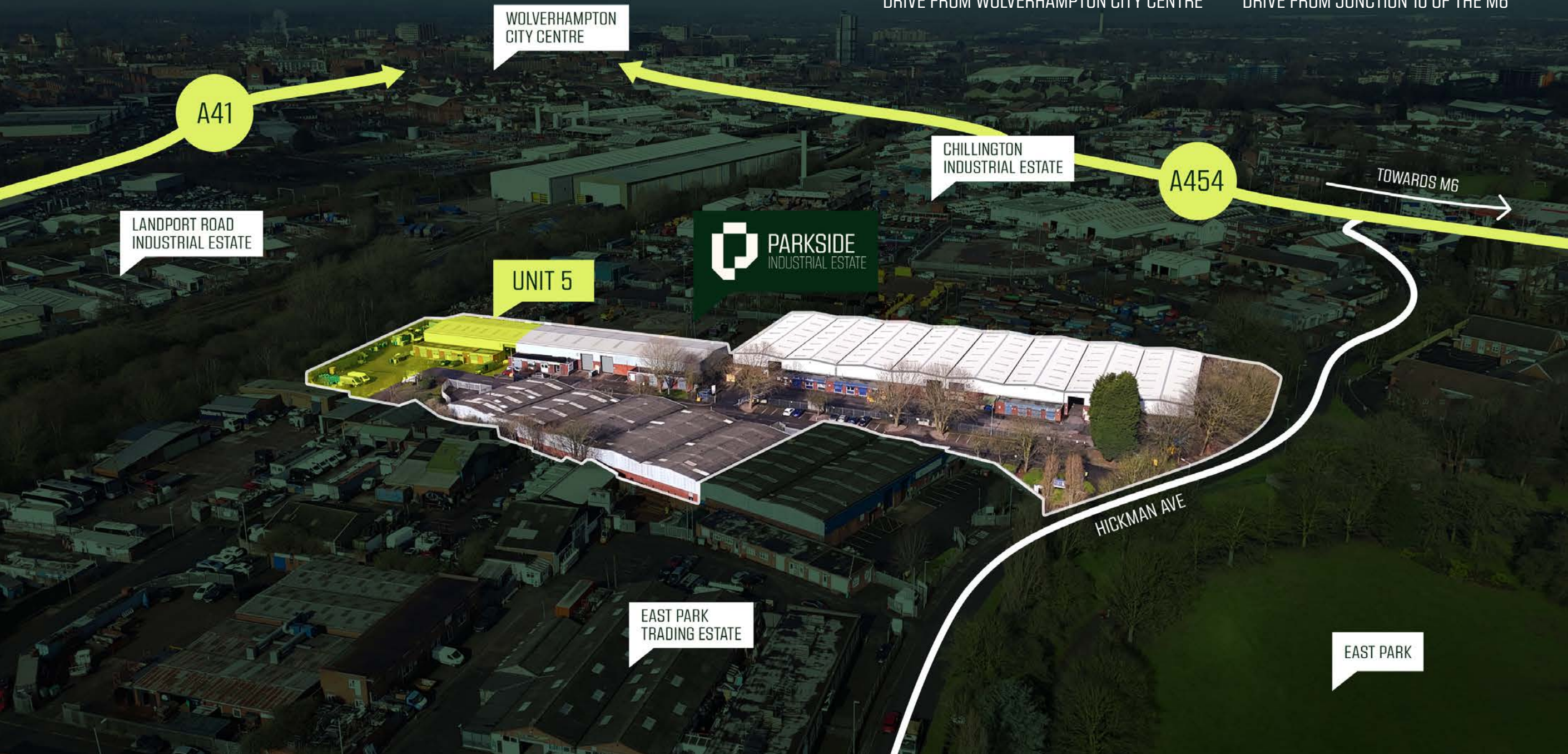
PRIME LOCATION

5 MINS

DRIVE FROM WOLVERHAMPTON CITY CENTRE

10 MINS

DRIVE FROM JUNCTION 10 OF THE M6



WOLVERHAMPTON
CITY CENTRE

A41

LANDPORT ROAD
INDUSTRIAL ESTATE

UNIT 5



PARKSIDE
INDUSTRIAL ESTATE

CHILLINGTON
INDUSTRIAL ESTATE

A454

TOWARDS M6

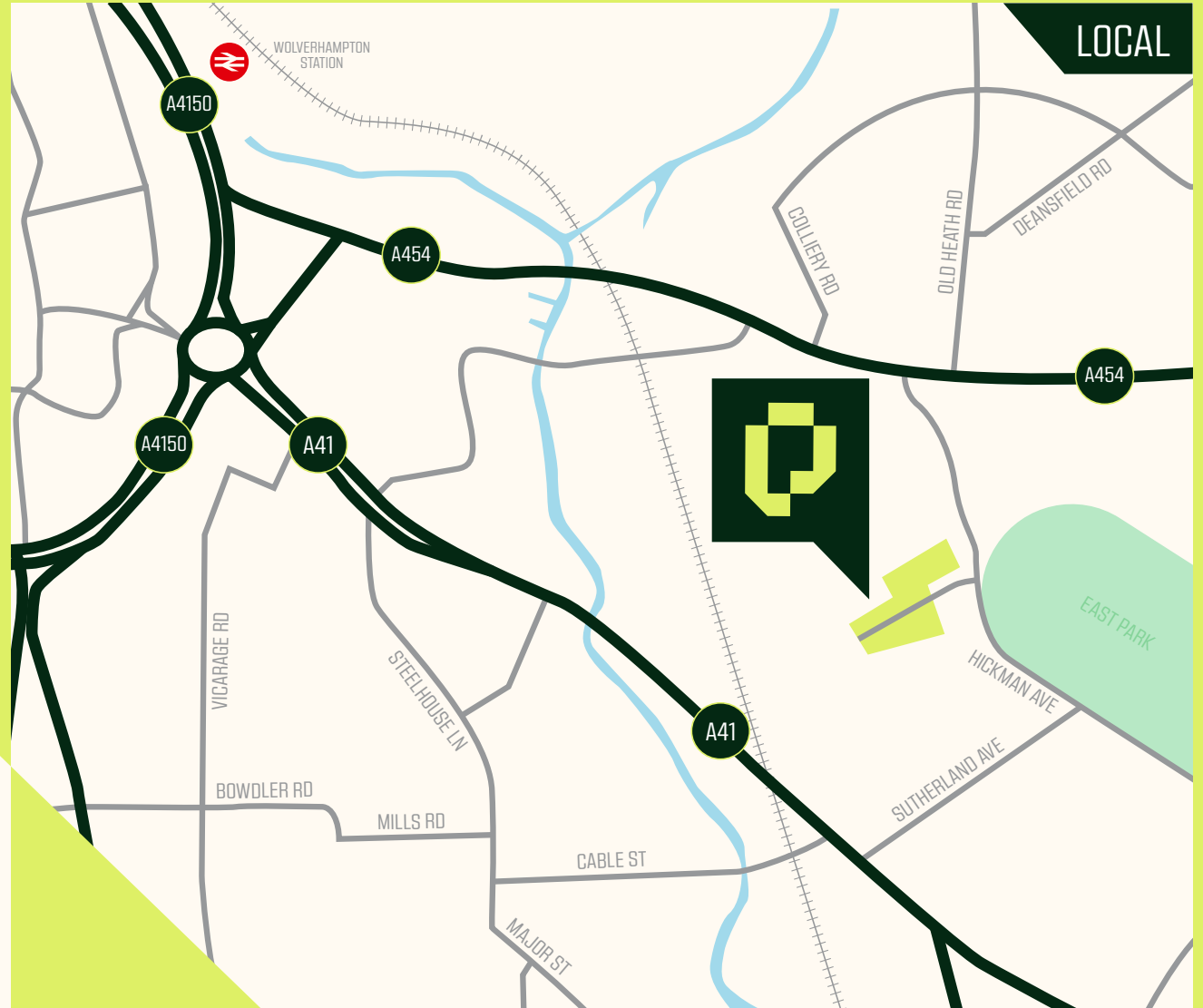
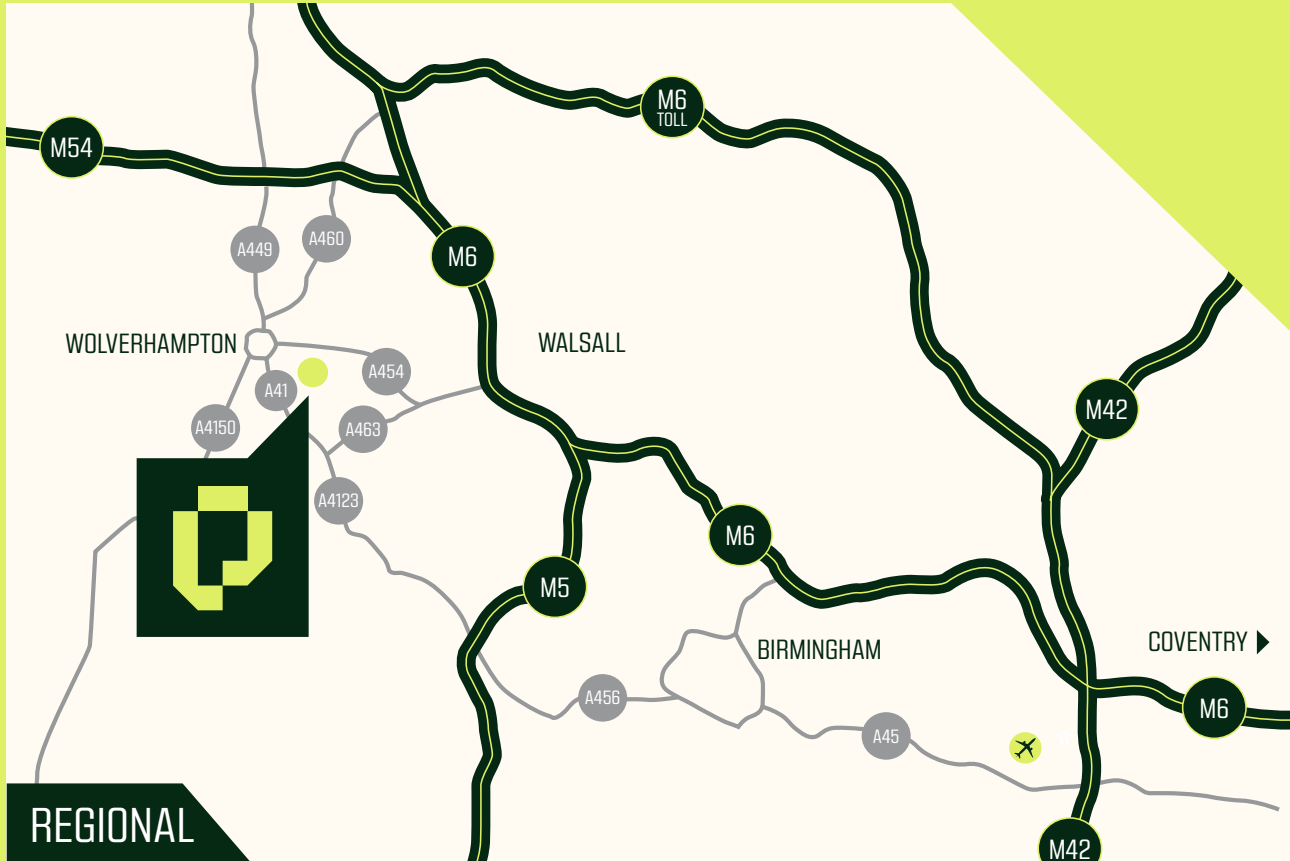
HICKMAN AVE

EAST PARK
TRADING ESTATE

EAST PARK

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



CURRENT PARKSIDE OCCUPIERS



UNIT 5 ACCOMMODATION

	USE	GROSS INTERNAL AREA (GIA)
UNIT 5	WAREHOUSE	5,538 SQ FT (514.5 SQ M)
	GROUND FLOOR ANCILLARY	1,312 SQ FT (121.9 SQ M)
TOTAL		6,850 SQ FT (636.4 SQ M)

RENTAL PRICE

Available upon application.

RATEABLE VALUE

The property has a rateable value of £30,000.

LEASE TERMS

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

PLANNING

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

UNIT 5 HIGHLIGHTS



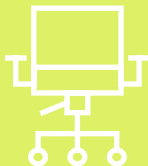
SECURE YARD
OF 0.31 ACRES



ROLLER
SHUTTER DOOR



NEW ROOF



OFFICE
SPACE



EPC
B43

GET IN TOUCH



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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. July 2026

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