



FOR SALE / TO LET



Industrial Warehouse & Yard

E5 Hilton Trading Estate, Hilton Road, Wolverhampton, WV4 6DT
5,170 Sq.Ft

GUIDE PRICE:

£475,000
£36,000 pa

KEY FEATURES

Excellent location just off the main A4123 Birmingham New Road

Eaves height of approx. 16.5 feet, offering ample vertical clearance for operations and storage

Well positioned end-of-terrace unit

Secure fenced yard

Additional storage with separate external store

Guide Price: £475,000

Guide Rent: £36,000 pa



LOCATION

The property is conveniently situated just off the main A4123 Birmingham New Road, approximately 1.5 miles south of Wolverhampton city centre. This prime location offers excellent connectivity to major transport routes, making it ideal for a range of commercial and industrial uses.

The Black Country Route, located only a short distance away, provides access to the M6 and M5 motorways, ensuring efficient links to the wider West Midlands region and beyond. The area is well-served by public transport, with nearby bus routes and Wolverhampton railway station just a short drive away.

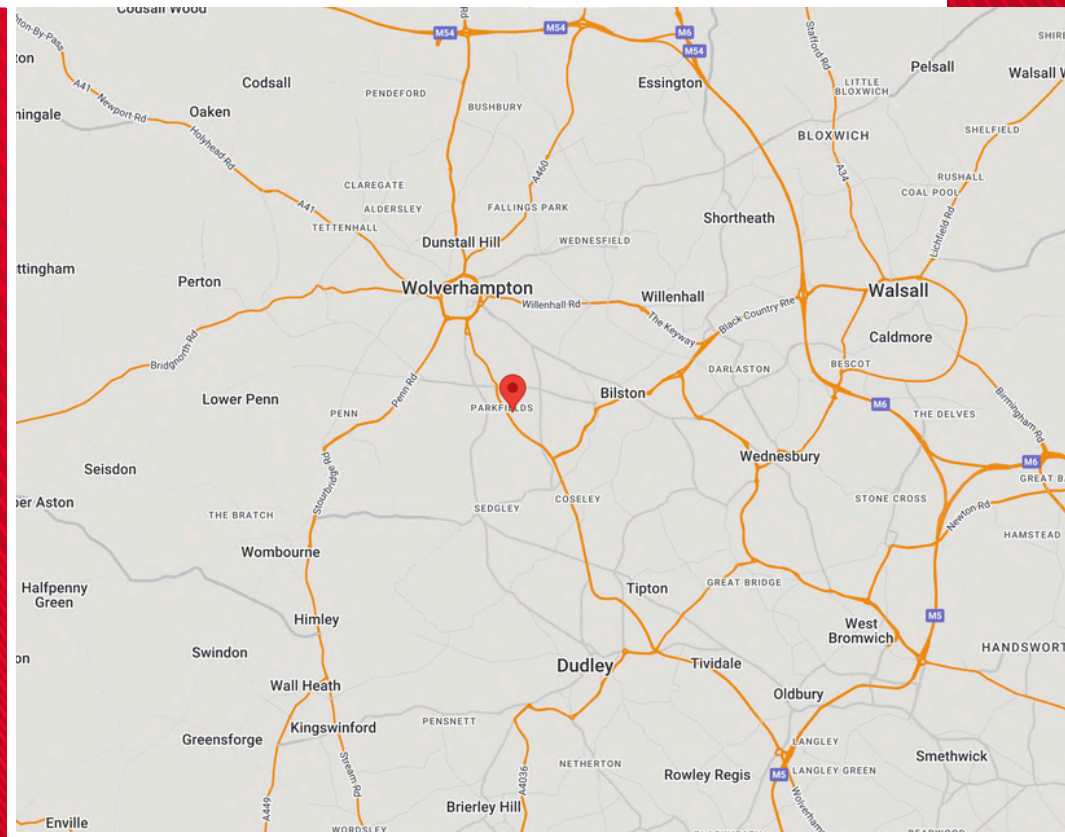
DESCRIPTION

The property comprises a well-positioned end-of-terrace industrial unit, offering a versatile and efficient space for a variety of uses. The unit boasts an eaves height of approximately 16.5 feet, providing ample vertical clearance for operations and storage.

In addition to the main unit, the property benefits from a secure, fenced yard area, ideal for loading, parking, or outdoor storage. There is also an external store building.

ACCOMMODATION

| DESCRIPTION | SQ.FT. | SQ.M. |
|----------------|--------------|---------------|
| Warehouse | 5,170 | 480.30 |
| External Store | 615 | 57.13 |
| TOTAL: | 5,785 | 537.43 |



TENURE

The property is available either Leasehold or Freehold with vacant possession.

BUSINESS RATES

The property has a current rateable value of £18,250

EPC

Available upon request.

PRICE/RENT

Offers based on £475,000 are sought for the freehold interest
Guide price for rent is £36,000 pa

VAT

All prices quoted are exclusive of VAT, which may be applicable. Purchasers should satisfy themselves in this regard.

LEGAL COSTS

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.



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