



# LONG LET MISSION CRITICAL INDUSTRIAL INVESTMENT OPPORTUNITY

**HILL & SMITH PLC.**

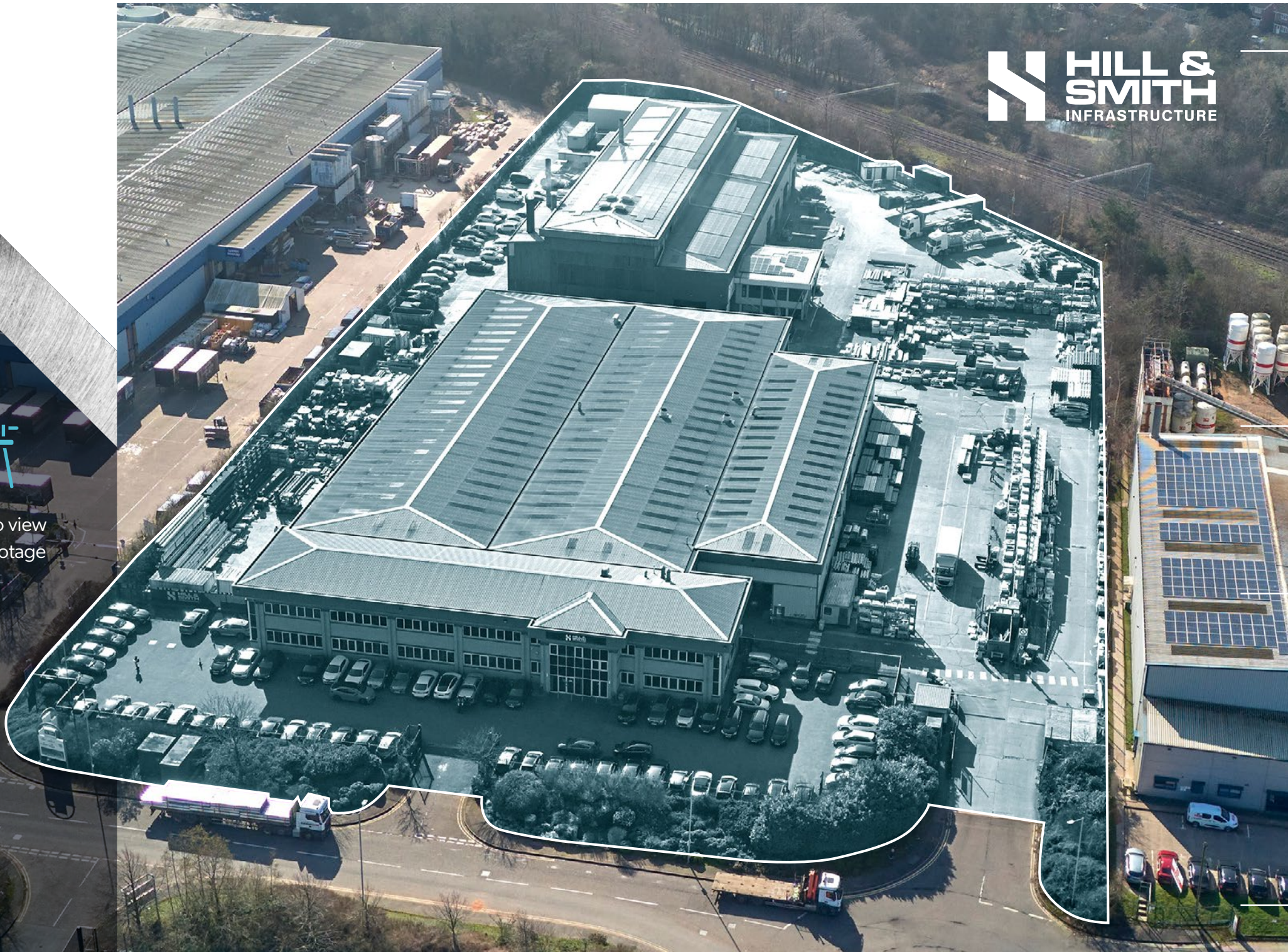
SPRINGVALE BUSINESS & INDUSTRIAL PARK  
**BILSTON**  
WOLVERHAMPTON  
WEST MIDLANDS \_ WV14 0QL

02.



[Click here to view  
the drone footage](#)

SPRINGVALE BUSINESS & INDUSTRIAL PARK  
BILSTON \_ WOLVERHAMPTON  
WEST MIDLANDS \_ WV14 0QL



# INVESTMENT SUMMARY

- A long-let mission-critical industrial and manufacturing investment located within the West Midlands' core industrial and logistics market
- The property comprises a detached industrial facility extending to 80,623 sq ft, arranged across two principal warehouse buildings with industrial open storage and 104 car parking spaces
- The property is let on a Full Repairing and Insuring lease to Hill & Smith Infrastructure Limited and guaranteed by Hill & Smith PLC until 26 November 2038, providing 12 years term certain
- The current passing rent is £525,000 per annum, equating to a low £6.51 per sq ft
- The passing rent of £6.51 per sq ft is considered reversionary for modern industrial accommodation within the West Midlands, offering clear potential for future rental growth at forthcoming open market rent reviews
- The lease benefits from five-yearly Open Market Rent Reviews, with the next reviews due 27 November 2028 and 27 November 2033
- Hill & Smith is listed on the London Stock Exchange (LSE: HILS) and is a constituent of the FTSE 250 Index, with reported revenues of £855 million and pre-tax profits of £104 million in 2024
- The property has been occupied continuously by the tenant since construction in 1998, underlining its mission-critical nature to the occupier's operations

We are instructed to seek expressions of interest from investors for the freehold interest, subject to contract.



# LOCATION

04.

SPRINGVALE BUSINESS & INDUSTRIAL PARK  
BILSTON \_ WOLVERHAMPTON  
WEST MIDLANDS \_ WV14 0GL



# LOCATION

Springvale Business and Industrial Park is located in Bilston, Wolverhampton, within the established Black Country industrial and manufacturing corridor.

The property sits immediately off Springvale Avenue, close to the A463 Black Country Route, which provides direct connectivity to the M6 (Junctions 9 and 10) and the wider national motorway network.

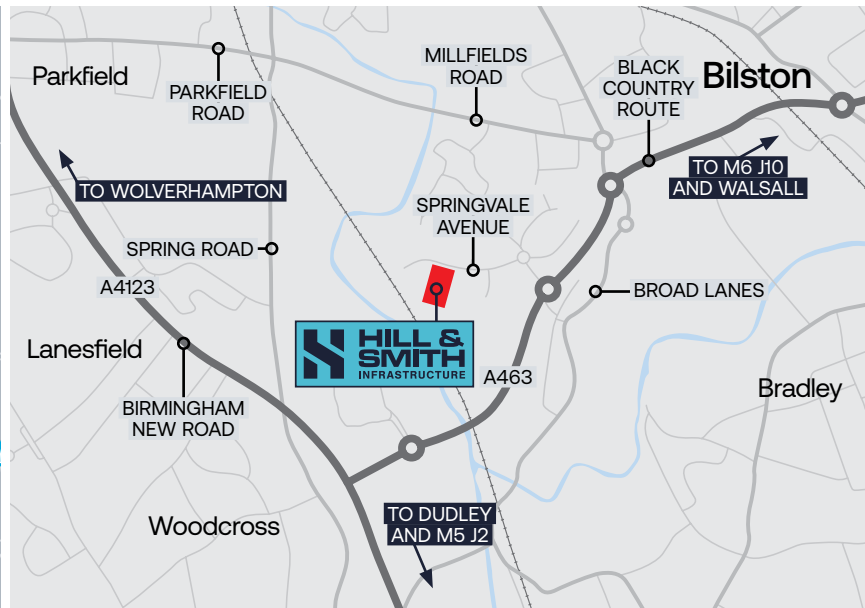
The location forms part of a long-established industrial and manufacturing cluster within the Black Country, one of the UK's most significant manufacturing regions.

Wolverhampton city centre lies approximately 2.5 miles to the north-west, providing access to a large and skilled labour pool together with strong public transport connections including rail and the West Midlands Metro.

The wider region benefits from a substantial labour catchment across the West Midlands conurbation, one of the UK's largest employment markets.

05.

SPRINGVALE BUSINESS & INDUSTRIAL PARK  
BILSTON - WOLVERHAMPTON  
WEST MIDLANDS - WV14 0GL



Destination	Miles
A463 Black Country Route	0.5
Wolverhampton City Centre	2.5
M6 (Junction 10)	4
M6 (Junction 9)	5
Birmingham	15
Birmingham Airport	25
Manchester	75



[Click here](#) for Google Map link



What3words link  
filer.news.hurry

## BILSTON & WOLVERHAMPTON

The property is located in Bilston, 2.5 miles south-east of Wolverhampton city centre, within the heart of the Black Country — one of the UK's most established manufacturing and industrial regions.

Wolverhampton forms part of the West Midlands conurbation, one of the UK's largest industrial and logistics markets, benefiting from a labour catchment of over 2.9 million people and a long-standing reputation for advanced manufacturing, engineering and industrial production. The region is home to a wide range of major national and international occupiers including Jaguar Land Rover, Amazon, JCB, DHL and Collins Aerospace, reflecting its strategic importance for both manufacturing and distribution operations.

Bilston benefits from excellent transport connectivity, situated close to the A463 Black Country Route, providing direct access to the M6 (Junctions 9 and 10) and the wider M5 and M54 motorway network. This central location allows distribution to over 90% of the UK population within a four-hour drive time.

The wider Black Country and West Midlands industrial market continues to experience strong occupational demand, supported by its central UK location, deep labour pool and established industrial infrastructure. Supply of modern industrial accommodation remains constrained, underpinning continued rental growth and strong investor demand for well-located industrial assets.



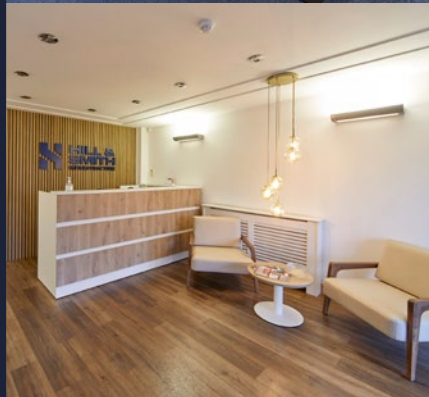
07.

SPRINGVALE BUSINESS & INDUSTRIAL PARK  
BILSTON \_ WOLVERHAMPTON  
WEST MIDLANDS \_ WV14 0QL



08.

SPRINGVALE BUSINESS & INDUSTRIAL PARK  
BILSTON \_ WOLVERHAMPTON  
WEST MIDLANDS \_ WV14 0QL



# DESCRIPTION

The property comprises a detached industrial complex arranged across two warehouse buildings of steel portal frame construction with cavity brick and profiled metal clad elevations beneath insulated pitched roofs incorporating rooflights.

The buildings provide high-bay industrial accommodation with eaves heights ranging from 8.5m to 10.8m together with two-storey ancillary office accommodation integrated within both units.

Externally, the site is secure and self-contained, incorporating extensive concrete service yards for HGV circulation and servicing, together with 104 dedicated car parking spaces.

## BUILDING SPECIFICATION

Two detached steel portal frame warehouse buildings, constructed in 1998

Roller shutter loading doors providing level access loading to both buildings

Profiled metal clad insulated pitched roofs incorporating double-skin GRP rooflights providing natural daylight

High bay warehouse accommodation within Warehouse 2 supporting specialist manufacturing operations

Cavity brickwork elevations to approximately 2.4m, with profiled metal cladding above

High-level LED lighting installed throughout the warehouse areas

Generous eaves heights ranging from 8.5m to 10.8m

Large concrete service yards providing extensive HGV circulation and servicing areas

Two-storey ancillary office accommodation integrated within both buildings

Dedicated car and visitor parking adjacent to the office entrances

Offices provide a mix of open plan workspace, meeting rooms, reception areas and welfare facilities

Secure gated entrance with security barriers providing controlled vehicular access

Double-glazed aluminium ribbon windows and curtain walling providing strong natural light to the offices

Perimeter metal palisade fencing securing the site

Reinforced concrete warehouse floors designed for heavy industrial use

09.

SPRINGVALE BUSINESS & INDUSTRIAL PARK  
BILSTON \_ WOLVERHAMPTON  
WEST MIDLANDS \_ WV14 0QL

**FOUNDED IN 1824, THE GROUP HAS OVER  
200 YEARS OF OPERATING HISTORY.**







# ACCOMMODATION

The property comprises two detached portal frame warehouse buildings which are utilised for heavy manufacturing. The main building Warehouse 1 is occupied by Hill & Smith Infrastructure Limited, with Warehouse 2 occupied by Joseph Ash Limited, both subsidiary companies within Hill & Smith PLC.

Floor	Use	Area (sq m)	Area (sq ft)
<b>Warehouse 1</b>			
Ground	Storage	4,498.23	48,418
First	Office	549.46	5,914
<b>Sub Total</b>		<b>5,047.69</b>	<b>54,333</b>
<b>Warehouse 2</b>			
Ground	Storage	2,395.24	25,782
First	Office	47.29	509
<b>Sub Total</b>		<b>2,442.53</b>	<b>26,291</b>
<b>Overall Total</b>		<b>7,490.22</b>	<b>80,623</b>



## TENURE

Virtual Freehold – 999 years from 1998.

## TENANCY

Let on a FR&I lease to Hill & Smith Infrastructure Limited and guaranteed by Hill & Smith PLC until 26 November 2038 (12 years term certain) at a current rent passing of £525,000 per annum, equating to a low £6.51 per sq ft. The lease benefits from Five yearly open market rent reviews. The next rent reviews are 27th Nov 2028 and 27th Nov 2033.





# COVENANT INFORMATION

15.

SPRINGVALE BUSINESS & INDUSTRIAL PARK  
BILSTON \_ WOLVERHAMPTON  
WEST MIDLANDS \_ WV14 0QL



Hill & Smith Infrastructure Limited forms part of Hill & Smith PLC, a FTSE 250 listed international infrastructure products group specialising in the design, manufacture and supply of infrastructure solutions including galvanizing services, road safety systems and engineered structural products.

Founded in 1824, the Group has over 200 years of operating history and today operates across manufacturing and galvanizing facilities throughout the UK, Europe and the United States.

Hill & Smith PLC supplies products and services into critical infrastructure markets including highways, utilities, energy and construction, providing strong long-term demand drivers supported by significant government infrastructure investment.

The Group's diversified international platform, strong balance sheet and established market position underpin Hill & Smith Limited's covenant strength.

Hill & Smith PLC is listed on the London Stock Exchange (LSE: HILS) and is a constituent of the FTSE 250 Index, with reported revenues of £855.1 million and pre-tax profits of £104.5 million in 2024.

## Hill & Smith Infrastructure Limited

	2024	2023	2022
<b>Turnover</b>	£76.7m	£81.7m	£87.9m
<b>Pre-Tax Profit</b>	£5.9m	£1.3m	£5.8m
<b>Net Worth</b>	£49.7m	£60.9m	£76.3m

## Hill & Smith PLC (Guarantor)

	2024	2023	2022
<b>Turnover</b>	£855.1m	£829.8m	£732.1m
<b>Pre-Tax Profit</b>	£104.5m	£93.2m	£69.3m
<b>Net Worth</b>	£239.7m	£218.8m	£212.4m

## VAT

The property is elected for VAT and the sale will be treated as a Transfer of a Going Concern (TOGC).

## EPC

Building 1: D rating

Building 2: C rating

## ANTI-MONEY LAUNDERING

In accordance with current Anti-Money Laundering Regulations, identification and source of funding will be required from the successful purchaser.

## PROPOSAL

We are instructed to seek expressions of interest from investors for the freehold interest, subject to contract.

## CONTACT

For further information or to arrange a viewing, please contact:

**Steve Carrick**

sc@carrickre.com

07711 042 584

## CARRICK

REAL ESTATE //

[carrickre.com](http://carrickre.com)

NO.1 ST MICHAEL'S  
38 JACKSON'S ROW  
MANCHESTER / M2 5WD

IMPORTANT NOTICE: These are not an offer or contract, nor part of one. You should not rely on statements by Carrick Real Estate in the particulars or by word of mouth or in writing (information) as being factually accurate about the property, its condition or its value. Neither Carrick Real Estate has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any references to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. Carrick Real Estate is a limited company registered in England with registered number 10893418. Our registered office is No.1 St. Michael's, 38 Jackson's Row, Manchester, M2 5WD where you may look at a list of members' names, April 2026.

Created by CARVE.

[carve-design.co.uk](http://carve-design.co.uk) 17676/8