



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



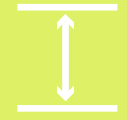
M6 (JUNCTION 10)
APPROXIMATELY 4
MILES AWAY



SECURE
ESTATE



11 SINGLE STORY
WAREHOUSE UNITS



UP TO 5.50M
EAVES HEIGHT



ANCILLARY
OFFICE SPACE

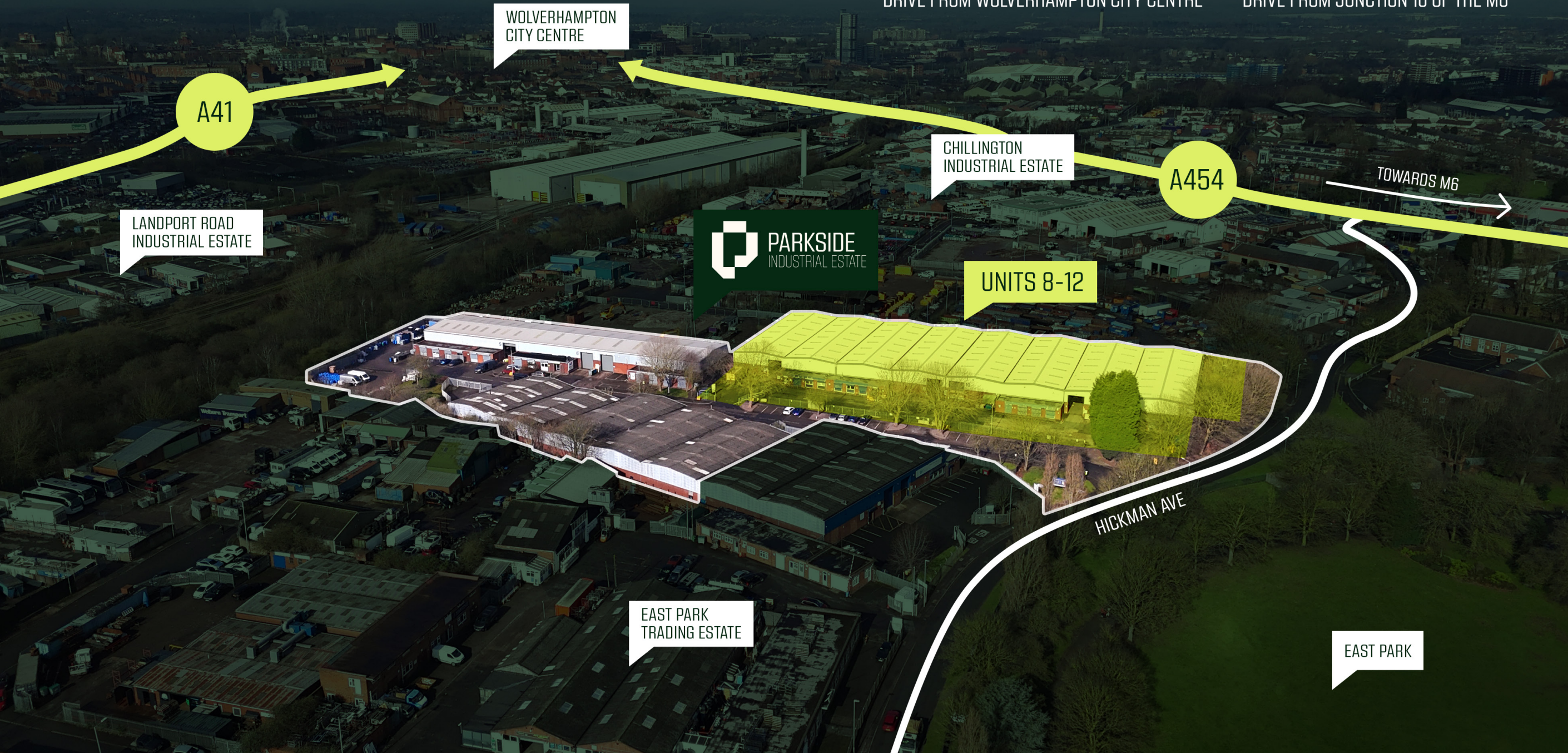


SECURE
YARDS

PRIME LOCATION

5 MINS
DRIVE FROM WOLVERHAMPTON CITY CENTRE

10 MINS
DRIVE FROM JUNCTION 10 OF THE M6



WOLVERHAMPTON
CITY CENTRE

A41

LANDPORT ROAD
INDUSTRIAL ESTATE

 PARKSIDE
INDUSTRIAL ESTATE

UNITS 8-12

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 AS A WHOLE,
SEPARATELY OR IN COMBINATIONS



CURRENT PARKSIDE OCCUPIERS



MIDLANDS
SPECIAL FASTENERS



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.

RATEABLE VALUE

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

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.

UNITS 8-12 HIGHLIGHTS



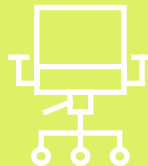
5 LEVEL ACCESS
LOADING DOORS



MINIMUM EAVES
HEIGHT 5.50M



SECURE
YARDS



OFFICE
SPACE



EPC TO BE
REASSESSED

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. November 2025

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