



INDUSTRIAL PREMISES - FOR SALE

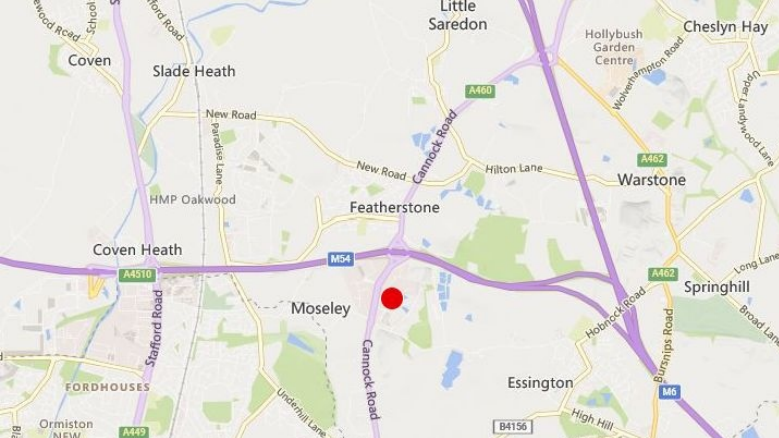
Unit F4, Hilton Main Industrial Estate, Bognop Road, Essington, Wolverhampton, Staffs, WV11 2BE



877 SqFt (81.47 SqM) | Offers in excess of £150,000

Key Features

- A well-presented industrial unit with front roller shutter.
- Ground floor office accommodation.
- Access to wider logistical network of M6, M5 Motorways via M54 Motorway.
- Located in a well-presented industrial estate.
- On-site parking.



LOCATION

The property is situated within the well-established Hilton Trading Estate in Wolverhampton. It occupies a highly accessible position just off the A460 Cannock Road. The estate benefits from exceptional connectivity, located adjacent to Junction 1 of the M54 motorway, providing access to the wider national network, including M6, M5 Motorways and M6 Toll Road. Positioned approximately 4 miles north of Wolverhampton City Centre, the site sits within a prominent commercial and logistics hub.

DESCRIPTION

The subject property comprises a mid-terraced starter unit with painted blockwork walls and solid concrete floor. A single roller shutter door is positioned to the front elevation, located adjacent to a separate pedestrian entrance. The unit benefits from integral ground-floor office accommodation and WC. A dedicated forecourt area provides car parking spaces and adequate space for commercial loading. It is within easy driving distance of the M54 and A5.

Area	SqFt	SqM
Ground floor	877	81.47
Total Floor Area	877	81.47

TERMS

The property is available on the basis of a sale with full vacant possession. We understand that the property is held as a virtual freehold for a term of 900 years from 17 December 2003.

ASKING PRICE

Offers in excess of £150,000.

SERVICE CHARGE

A Service Charge of £152.19 per quarter is payable towards the costs of maintenance of common areas and landscaping.

EPC

Assessment awaited.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which we understand will not be applicable.

VIEWING

Strictly by prior appointment, please contact:



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