

# Unit 16, The Dunstall Hill Estate, Wolverhampton, WV6 0PJ

- CCTV estate security & barrier controlled entrance Approximately 1 mile to Wolverhampton City Centre
- Excellent access to the M54, M6, M6 Toll Road and the national motorway network



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Areas (Approx. Gross Internal)

TOTAL	14,739 sq.ft	(1,374 sq.m)
Office & Ancillary Areas	1,186 sq.ft	(110 sq.m)

#### Description

- Portal frame construction
- Eaves height of approximately 20'11"ft (6.4m)
- Electric roller shutter door approximately 18'2" (5.5m) wide by 14'8" (4.5m) high
- Low bay lighting and gas heaters

#### Ground floor and first floor offices

- Carpet
- CAT II lighting
- Heating system

#### **Rent & Rates**

POA

## **Energy Performance**

Further information available upon request.

### **Planning**

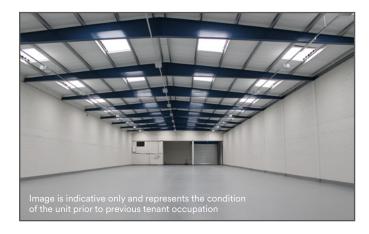
The property is considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use.

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

#### Location - WV6 0PJ

The Dunstall Hill Estate is accessed off Gorsebrook Road, close to the entrance of Dunstall Hill Racecourse. The main A449 Wolverhampton to Stafford Road is approximately 250 yards distant providing dual carriageway access to Wolverhampton City Centre approximately 1 mile to the South and Junction 2 of the M54 motorway some 2.5 miles to the North.

In turn the M54 provides access to the M6 and wider National Motorway network surrounding the West Midlands conurbation, which has been further enhanced with the opening of the new M6 Toll road approximately 6 miles distant.



### Travel Times (Approx.)

M54 Junction 2	8 minutes
M6 Junction 12	15 minutes
Wolverhampton City Centre	3 minutes

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## Viewing

Strictly via prior appointment with the appointed agents



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