

TO LET

INDUSTRIAL/ WAREHOUSE UNITS

11,825 - 85,076 sq ft
(1,098.57 - 7,904 sq m)



SECURE SITE WITH
MANNED SECURITY
AND CCTV



ESTABLISHED MULTI-LET
INDUSTRIAL ESTATE



PROMINENT
LOCATION ADJACENT
TO J2 M54





A449

J2

PORSCHE

COSTA COFFEE

GREGGS

A449

DAVLYNS AUTO REPAIRS

CREATIVE FOODS

A4510

ASSET ALLIANCE GROUP

4foormasters

VNV AUTO LIMITED

M54

BAY 3N

BAY 1

BAY 5

BAY 4

Steer

Task



INDICATIVE IMAGE



OVERVIEW

Pinnacle Point is located within an established industrial and commercial estate, accommodating a range of occupiers across warehouse, production and office uses. The available units range from 11,825 sq ft to 85,076 sq ft, offering flexible, self-contained accommodation suitable for a variety of operational requirements.

SPECIFICATION

The units benefit from the following:

- FULLY SECURE ESTATE
- CAR PARKING PROVISION
- ANCILLARY OFFICE ACCOMMODATION

AVAILABILITY

BAY	SQ FT	SQ M
1	18,567	1,725.0
3N	12,356	1,147.9
4	27,272	2,533.6
5	27,421	2,546.7
Total	85,076	7,904

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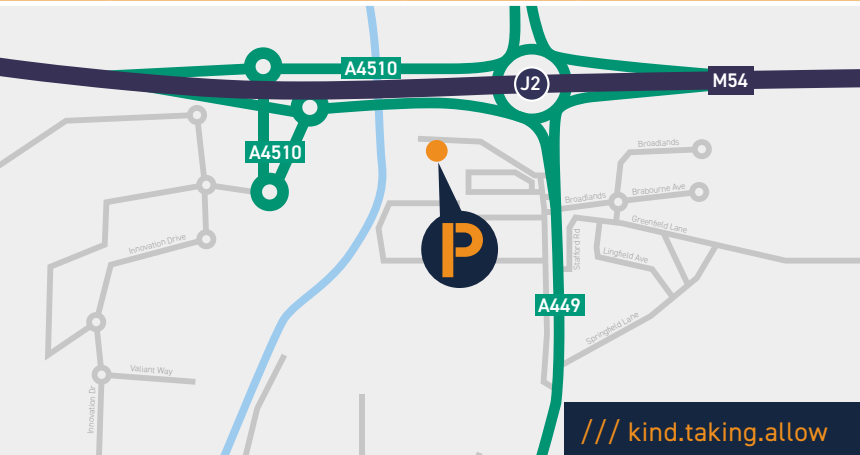
Pinnacle Point

Stafford Road, Wolverhampton WV10 7EL

LOCATION

Pinnacle Point is exceptionally well located just off Junction 2 of the M54 with direct access off the A449 Stafford Road. Junction 10A of the M6 is approximately 3.5 miles to the east providing access to the Midlands motorway network. Wolverhampton City Centre is located 3.8 miles to the south of the site via the A449.

Pinnacle Point is situated in a predominantly industrial/commercial area with nearby occupiers including UTC, Brammer and Booker Wholesale. Immediately adjacent with frontage to the motorway is the Porsche dealership and Costa Coffee.



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DISTANCES



DESTINATION	MILES
M6 (J11)	3.5
Wolverhampton City Centre	4
Walsall	8.8
Birmingham	19

TERMS

The units are available on a leasehold basis for a term to be agreed.

EPC

Energy performance certificates are available upon request.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

VIEWING

Viewing is strictly by appointment through the sole agent.

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Bulleys and Ribston on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Bulleys and Ribston has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is April 2026.

Letting Agent



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