



South Staffordshire  
BUSINESS HUB

# South Staffordshire Commercial Estates



## Industrial Premises to Let

Unit B2 Hilton Main Industrial Estate, Bognop Road,  
Essington, WV11 2BE





South Staffordshire  
**BUSINESS HUB**

# South Staffordshire Commercial Estates



## DESCRIPTION

The property comprises of a workshop area, kitchen and toilet facilities. Access is via a roller shutter and a pedestrian door fronting the property.

The property forms part of an Estate of 16 units with various uses across the Estate. There is ample on-site car parking and loading areas.

## LOCATION

The property is situated on the Hilton Main Industrial Estate. Hilton Main is a well-established and popular industrial and commercial area near Wolverhampton.

The property benefits from excellent connections to the motorway transport system including the M54, M6, M6 Toll and M5. The Industrial Estate is in close proximity to the A460, J1 of the M54 and J11 of the M6.

## SERVICES

Mains water, drainage and electricity are connected. Prospective tenants are advised to make their own enquiries in respect of existing and available services.

## BUSINESS RATES

The current rateable value of the property is £6,700.00.

Rates payable based on 2024/25 multipliers are:

Small Business (49.9p) = £3,343.30

Interested parties are advised to contact the Councils Taxation team at [Taxation@sstaffs.gov.uk](mailto:Taxation@sstaffs.gov.uk) to verify the above and whether they qualify for small business rates relief.

## LEASE TERMS

The property is offered on a full repairing and insuring basis for a term of 3 years (negotiable). Incoming tenants will be responsible for all utility costs associated with the property. All units are insured on a common policy by the Council and the costs recovered from tenants.

Heads of Terms available upon request

## PROPERTY AREA

973 sq ft GIA (90m<sup>2</sup>)

## RENTAL

Offers in the region of £8,568.00 per annum exclusive are invited. (£714.00 per calendar month)

## VAT

Vat is/is not applicable to this site.

## EPC

Energy performance rating of E valid until December 2026



## VIEWINGS

Strictly by the prior appointment with the Commercial Team [CommercialDevelopment@sstaffs.gov.uk](mailto:CommercialDevelopment@sstaffs.gov.uk)

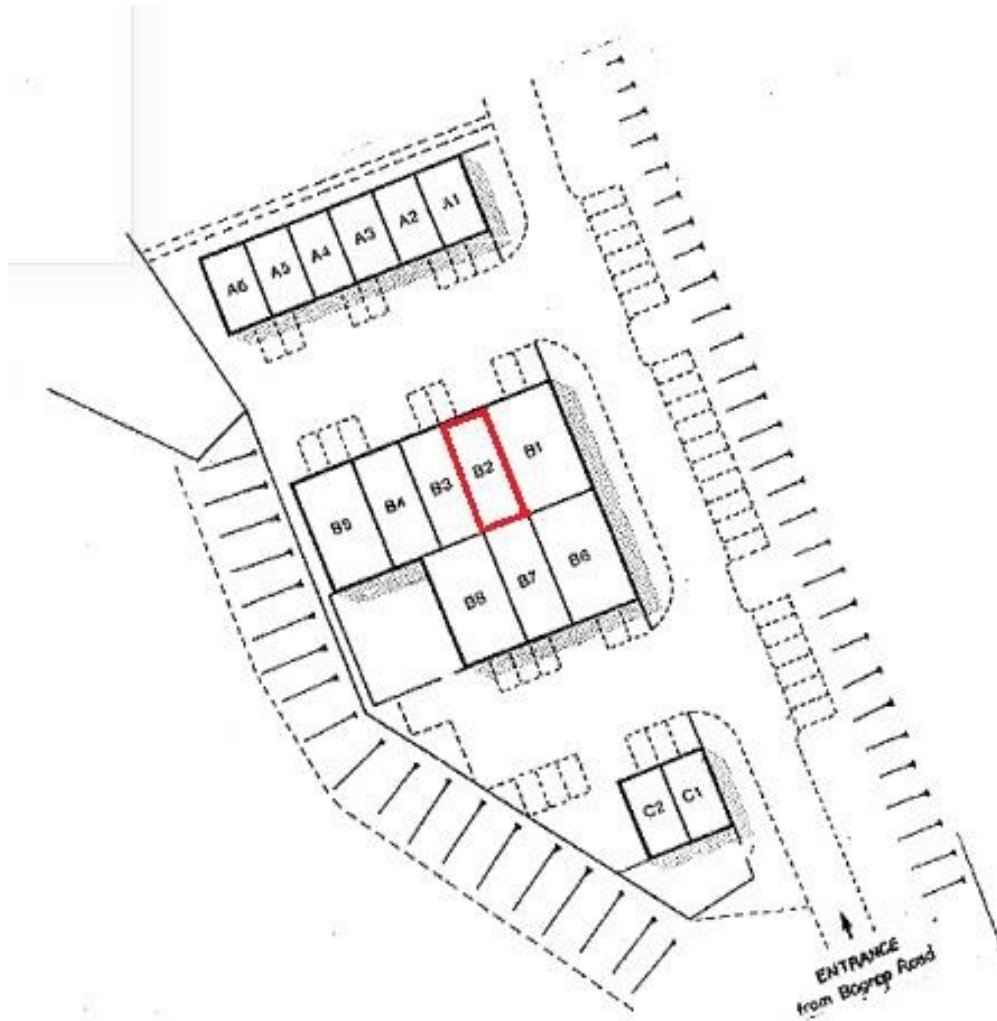


# South Staffordshire Commercial Estates

South Staffordshire  
BUSINESS HUB



## SITE PLAN



South Staffordshire Council hereby state that these particulars do not constitute any part of an offer or contract and none of the statements in any of these particulars are to be relied upon as representations of fact. Any intending lessee must satisfy themselves as to the correctness of the statements contained in these particulars and it should be treated as a guide only.



South Staffordshire Council



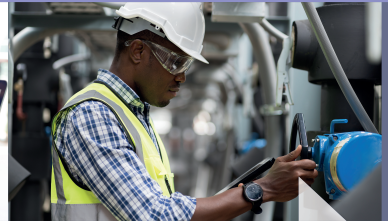
Funded by  
UK Government

# Enterprise in South Staffs

## Connect • Start • Grow

South Staffordshire Council is committed to supporting local businesses.

Through the UK Shared Prosperity Fund, the council offers a comprehensive range of support programmes, services and events for all businesses across South Staffordshire whatever your business age, size or sector.



### Start

**Start in South Staffs provides practical advice and guidance for budding entrepreneurs and businesses which have been trading for up to two years.**

New businesses can benefit from a bespoke programme of support and workshops designed to equip new business owners with the fundamental tools and knowledge required to run a successful business.

Eligible businesses may also be able to access grant funding of up to £1,000 to support with start-up costs.

### Strive for success

**Strive for success is a business growth programme designed to assist existing businesses trading for two years and over realise their growth potential.**

Businesses will receive one to one support and have the opportunity to work with a growth specialist through a bespoke series of workshops focusing on the importance of business planning.

Eligible businesses can apply for a grant of up to £7,000 to support their growth aspirations.



## Innovate

The Rapid R&D Assessment and Innovation Generator is a fully funded programme delivered in partnership with Staffordshire University. This programme has been exclusively designed for businesses in South Staffordshire looking to advance or improve their innovation within their organisation.

The programme includes 1-2-1 diagnostic support from a dedicated Business Consultant, the opportunity to apply for an innovation grant of up to £3,000 and attendance at various workshops led by experts.



## Business Partnership

The Business Partnership unites businesses and public sector partners to network, share knowledge and best practice.

The partnership has five objectives to support local businesses and our economy.

The Business Partnership holds a series of free events throughout the year including business clinics and themed networking events.

**It's free to become a member of the Business Partnership.**



## Green Solutions

Green Solutions is a programme that offers support to businesses in South Staffordshire to take action to reduce greenhouse gas emissions and energy costs.

Eligible businesses have the opportunity to attend free Carbon Literacy training and apply for grant funding of up to £20,000, following from the Energy Efficiency review.



[www.sstaffs.gov.uk/south-staffordshire-business-hub](http://www.sstaffs.gov.uk/south-staffordshire-business-hub)

Email: [businesshub@sstaffs.gov.uk](mailto:businesshub@sstaffs.gov.uk)

SCAN  
here!

