

Canalside, 9A Narrowboat Way
Dudley, West Midlands, DY2 0XQ



3 Aspley Close, Four Ashes Industrial Estate, Wolverhampton, WV10 7DE

FOR SALE

INDUSTRIAL / WAREHOUSE

Size
2,981 sq ft (277 sq m)

Purchase Price
£395,000

Includes a gated concrete surfaced yard/car park

Portal framed unit

Within 2 miles of J12 M6

Includes offices

5.5m to underside of haunch

Location

The unit is located on Asley Close which forms part of the Four Ashes Industrial Estate. The A449 is within half a mile and Junction 12 of the M6 is within 2 miles.

Description

The unit is of steel portal framed construction with brick/blockwork and metal profiled sheeted walls surmounted by a pitched, metal profiled sheeted roof. Offices and a toilet are included. Height to the underside of haunch 5.5m (18') approx. Access is via a roller shutter door. An SWL 5t crane is included.

The yard/car park is concrete surfaced with gated access.

Accommodation (Gross Internal Area) approx.

2,981 sq.ft. (277.02 sq.m.).

Yard/car park - 385 sq.yards (321.09 sq.m.).

Services

All main services, except gas, are connected.

Please note the the landlord/agents have not tested the services.

Rating Assessment

Rateable Value - £24,000

U.B.R. 48p in the £ (2026/27)

Purchase Price

£395,000.

V.A.T.

V.A.T. may be levied on the purchase price.

Fixtures and Fittings

All usual tenants fixtures and fittings and those not mentioned in these particulars are expressly excluded from

the sale.

Energy Performance Certificate

EPC rating - C.

Viewing

Strictly by appointment with the Joint Agents

Sellers

Matthew Pearcey - 07764 269803

matthewpearcey@sellers-surveyors.co.uk

and

Harris Lamb

Elliot Ward - 07827 396048 or 01952 979530

elliott.ward@harrislamb.com

MISREPRESENTATION ACT 1967: Sellers for itself and for the vendors or lessors of this property whose agents they are give notice that the particulars are a general outline only for the guidance of intending purchasers or lessees, and do not constitute an offer of contract. All descriptions and any other details are given without responsibility and 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 them. No employee of Sellers has any authority to make or give any representation or warranty whatever in relation to this property.

Additional Images



Additional Images

