SELLERS
CHARTERED SURVEYORS

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01384 456789

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



Four Ashes Industrial Estate, Station Road WV10 7DB

TO LET

LAND / SITES / YARDS

Size
1,003 sq.yds. (0.21 acres) approx.

Rent
£12,000 per annum exclusive

M6 (J12) approx 2 miles distant

M6 Toll/M54 (J2) approx 3 miles distant

Located on a popular established industrial estate

http://www.sellers-surveyors.co.uk/qlink2656

Location

The yard is

located on Four Ashes Industrial Estate which is situated just off Station Road. The A449 Wolverhampton to Stafford dual carriageway lies approximately 1/3 mile distant to the East.

Wolverhampton City Centre is some 6 miles to the South and Stafford 9 miles to the North. Connections to the motorway system are good with Junction 2 of the M54 approximately 3 miles to the South to the North-East which gives access to the local and regional motorway networks. The M6 Toll Motorway also lies approximately 5 miles distant where it meets the M6 Junction 11a.

Description

The yard is gated and fenced with a hardcore surface.

Site Area approx.

1,003 sq.yds. (0.21 acres) approx.

Tenure

The yard is available on a new full repairing and insuring lease for a term to be agreed.

Services

No services are connected.

Rating Assessment

Rateable Value - to be re-assessed on occupation.

U.B.R. - 55.5p in the £(2025/26)

Energy Performance Certificate

EPC Rating - not required.

Rent

£12,000 per annum exclusive.

Money Laundering

The money laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.

Viewing

Strictly via the Joint Agents

Sellers Chartered Surveyors - 01384 456789
Matthew Pearcey - 07764 269803
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and

Bulleys Chartered Surveyors - 0121 544 2121
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