SELLERS
CHARTERED SURVEYORS

Please call us
01384 456789

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



Unit 1 Four Ashes Industrial Estate, Station Road, WV10 7DB

TO LET

INDUSTRIAL / WAREHOUSE

Size
25,018 sq ft (2,324 sq m)

Rent
£124,000 per annum

- Refurbished unit
- LED warehouse lighting
- Loading yard
- Good motorway access

http://www.sellers-surveyors.co.uk/qlink2649

Location

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 unit is newly refurbished with a 3 phase power supply and includes toilets/amenity block. LED lighting in warehouse. Height to haunch 3.8m - 4.69m.

Access is via 2 No. roller shutter doors.

Access is via extensive secure yard. Allocated parking.

Accommodation (Gross Internal Area) approx.

25,018 sq.ft (2,324.17 sq.m.)

Terms

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

Services

We are advised that mains water, drainage and 3 phase electricity are connected or available.

Service Charge

Service charge available upon application.

Energy Performance Certificate

EPC Rating - B39.

Rent

£124,000 per annum.

Rent exclusive of outgoings and VAT.

Rating Assessment

2023 Rateable Value - £62,500.

UBR - 55.5p in the £ (2023/26)

2026 Rateable Value - £75,500

UBR - 48p in the £ (2026/27)

V.A.T.

The rent etc is subject to V.A.T.

Anti-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
matthewpearcey@sellers-surveyors.co.uk

Harris Lamb - 0121 455 9455
Matthew Tilt - 07834 626172
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and

Bulleys Chartered Surveyors - 0121 544 2121
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