SELLERS
CHARTERED SURVEYORS

Please call us
01384 456789

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



Unit 2 Four Ashes Industrial Estate, Station Road, WV10 7DB

TO LET

INDUSTRIAL / WAREHOUSE

Size
37,180 sq ft (3,454 sq m)

Rent
£184,000 per annum

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

http://www.sellers-surveyors.co.uk/qlink2650

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 underside of haunch 3.6m. Apex height of 6.17m.

Access is via 5 No, roller shutter doors.

Access via extensive secure yard. Allocated parking.

Accommodation (Gross Internal Area) approx.

37,180 sq.ft (2,751.33 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

£184,000 per annum.

Rent exclusive of outgoings and VAT.

Rating Assessment

2023 Rateable Value - £106,000.

UBR - 55.5p in the £ (2023/26)

2026 Rateable Value - £130,000

UBR - 48p in the £ (2026/27)

V.A.T.

The rent 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
matthew.tilt@harrislamb.com

Nick Empson - 07721 816907
nick.empson@harrislamb.com

and

Bulleys Chartered Surveyors - 0121 544 2121
Angela Holland - 07972 376224
angela.holland@bulleys.co.uk

Rod Spiby - 07970 283704
rod.spiby@bulleys.co.uk

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 indending 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





