



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

## 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

Rateable Value: £106,000.

U.B.R. - 55.5p in the £(2025/26).

## 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

## Additional Images

