SELLERS
CHARTERED SURVEYORS

Please call us
01384 456789

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



Unit 4B, Four Ashes Industrial Estate, Station Road WV10 7DB

TO LET

INDUSTRIAL / WAREHOUSE

Size
1,105 sq ft (103 sq m)

Rent
£11,050 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/qlink2654

Location

The unit 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 unit is of steel portal frame beneath a pitched roof and corrugated sheet elevations, plastered or boarded internally, with floors being of concrete construction. The warehouse is lit by fluorescent strip lights and vehicular access is via a roller shutter door located on the front elevation. The minimum eaves height is approximately 21' 11" (6.4m). Separate pedestrian access leads into an office with a window looking out onto the forecourt. WC facilities are provided.

There is a tarmac visitor/staff car park to the front of the unit, with the loading/unloading area in front of the roller shutter on the front elevation. The unit has the benefit of being located within a fenced area with gated access for added security.

Accommodation (Gross Internal Area) approx.

1,105 sq.ft (103 sq.m)

Rent

£11,050 per annum exclusive.

Terms

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

Services

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

Rating Assessment

2023 Rateable Value - £7,000.

UBR - 55.5p in the £ (2023/26)

2026 Rateable Value - £7,500

UBR - 48p in the £ (2026/27)

Energy Performance Certificate

EPC rating - to follow.

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.

V.A.T.

All prices quoted are exclusive of V.A.T. which may be chargeable.

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

