



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

## 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

Rateable Value: £7,000

U.B.R. - 55.5p in the £ (2025/26)

## 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

Additional Images

