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



Unit 5, Four Ashes Industrial Estate, Station Road, Four Ashes, Wolverhampton

# TO LET

## INDUSTRIAL / WAREHOUSE

**Size**
18,785 sq ft (1,745 sq m)

**Rent**
£141,000 per annum

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

http://www.sellers-surveyors.co.uk/qlink2652

## 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 3.5m.

Platform loading doors and level access doors.

Access is via 3 No. roller shutter doors.

## Accommodation (Gross Internal Area) approx.

18,785 sq.ft (1,745.82 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 - to follow.

## Rent

£141,000 per annum.

Rent exclusive of outgoings and VAT.

## Rating Assessment

Rateable Value: to follow

U.B.R. - 55.5p in the £(2025/26).

## 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
matthew.tilt@harrislamb.com

Nick Empson - 07721 816907
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and

Bulleys Chartered Surveyors - 0121 544 2121
Angela Holland - 07972 376224
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Rod Spiby - 07970 283704
rod.spiby@bulleys.co.uk

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## Additional Images

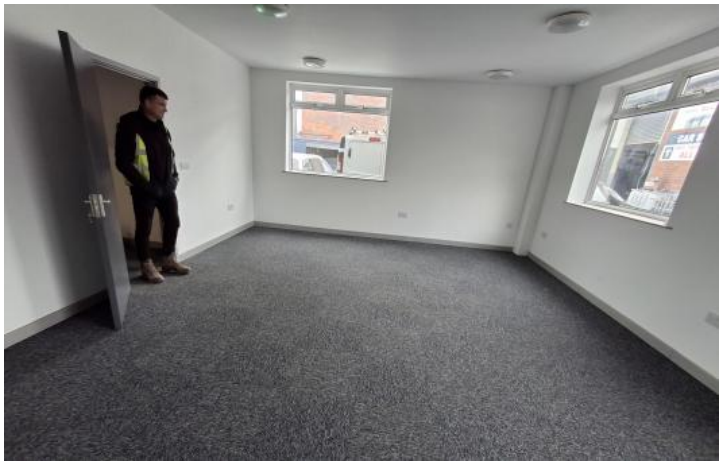
















## Additional Images



