SELLERS
CHARTERED SURVEYORS

Please call us
01384 456789

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



Units 1, 2, and 3 Four Ashes Industrial Estate, Station Road WV10 7DB

TO LET

INDUSTRIAL / WAREHOUSE

Size
91,814 sq ft (8,530 sq m)

Rent
£454,500 per annum

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

http://www.sellers-surveyors.co.uk/qlink2662

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 - 4.69m.

All the units are accessd via a secure yard with allocated parking.

Accommodation (Gross Internal Area) approx.

91,814 sq.ft (8,530 sq.m)

Rent

£454,500 per annum

Terms

The property is available by way of a new full repairing and insuring lease on terms to be agree.

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

Unit 1 - EPC rating - B3

Unit 2 - EPC Rating - B3

Unit 3 - EPC Rating - B4

Rating Assessment

Unit 1 - Rateable Value - £62,500

Unit 2 - Rateable Value - £106,000.

Unit 3 - Rateable Value - £97,750

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
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Nick Empson - 07721 816907
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and

Bulleys Chartered Surveyors - 0121 544 2121
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Rod Spiby - 07970 283704
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Additional Images










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