



Unit 10, Sprint Industrial Estate, Station Road WV10 7DA

## TO LET

INDUSTRIAL / WAREHOUSE

**Size**  
2,500 sq ft (232 sq m)

**Rent**  
£18,555 per annum exclusive

Recently refurbished

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 Sprint 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 framed construction with part brick/part corrugated sheet elevations beneath a pitched roof incorporating translucent roof lights and having a concrete floor. 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 14'5" (4.4m) rising to approximately 25'7" (7.8m). Separate pedestrian access is also provided along with WC facilities and kitchenette area.

## Accommodation (Gross Internal Area) approx.

2,500 sq.ft (232 sq.m)

## Tenure

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

## Rent

£18,555 per annum exclusive.

## Services

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

## Rating Assessment

Rateable Value: £14,000

U.B.R. - 55.5p in the £ (2025/26)

## Energy Performance Certificate

EPC Rating - B (46)

## 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.

## 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

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## Additional Images

