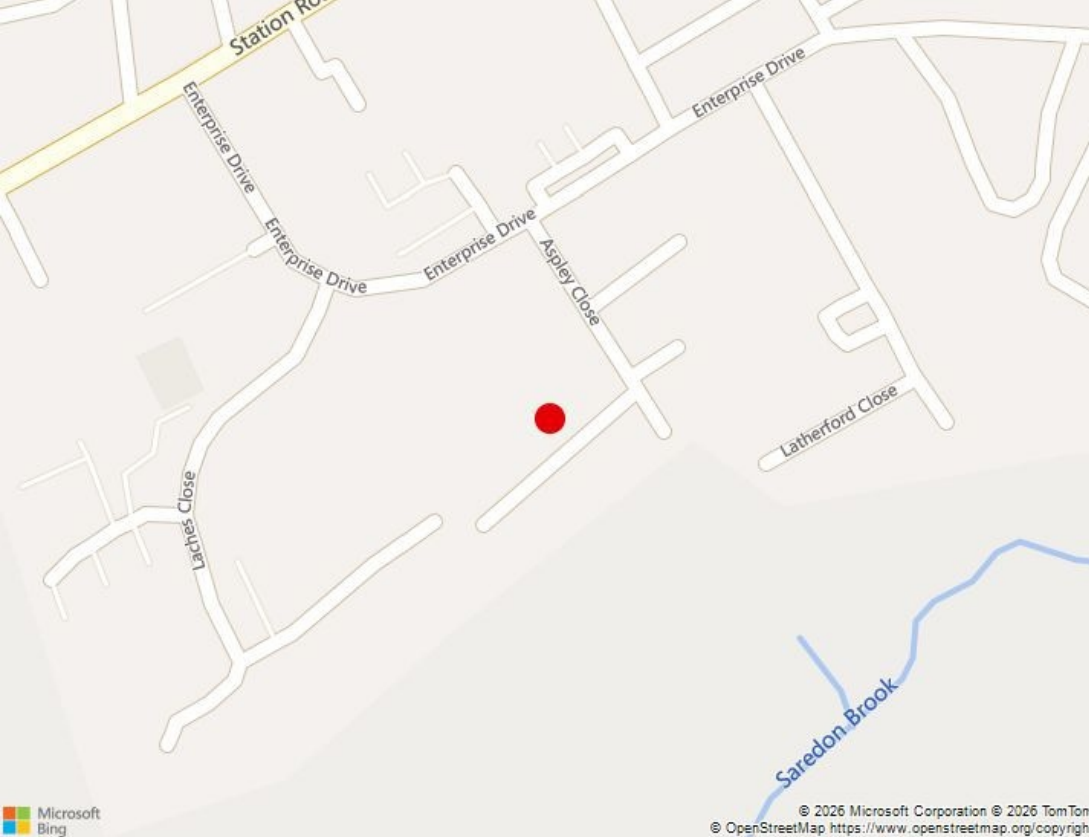


WAREHOUSE PREMISES - TO LET

Unit 2, Aspley Close, Four Ashes, Wolverhampton, West Midlands, WV10 7DE

2,209 SqFt (205.22 SqM) plus Mezzanine 565 SqFt (52.49 SqM) | £21,500 per annum exclusive





KEY FEATURES

- A well presented warehouse unit with front roller shutter.
- Well established commercial estate.
- On site parking.
- Within driving distance of A5, M6 & M54 Motorways and M6 Toll Road.
- Popular commercial location

LOCATION

The property is prominently situated on Aspley Close within Four Ashes Industrial Estate. Four Ashes Industrial Estate is situated approximately 5 miles to the west of Cannock Town Centre and 6 miles to the north of Wolverhampton City Centre. Four Ashes is conveniently positioned within nearby driving distance of the A5 and M6 Motorway at Junction 12 (Gailey) which in turn provides subsequent links with the M54 Motorway and M6 Toll Road.

DESCRIPTION

The subject property comprises a mid-terrace warehouse unit situated within a parade of four units within Four Ashes Industrial Park in Wolverhampton. The premises offer warehouse space with ancillary and WC to the ground floor together with a roller shutter door providing level loading. There are a number of well presented offices situated on the ground and first floor/mezzanine areas. Minimum internal eaves height is 6m.

Area	SqFt	SqM
Ground Floor	1,918	178.18
First Floor	291	27.03
Total Floor Area	2,209	205.22



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TERMS

The property is available on the basis of a new Full Repairing and Insuring lease, the terms for which are to be agreed by negotiation.

ASKING RENT

£21,500 per annum exclusive

EPC

Energy Performance Rating C-58. Certificate available on request.

BUSINESS RATES

Current Rateable Value £17,250, Rates Payable £7,452 26/27, obtained from the Valuation Office Rating List. Interested parties are advised to make their own enquiries with the Local Authority (South Staffs).

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

All figures quoted are exclusive of VAT which will be payable

VIEWING

Strictly by prior appointment, please contact:



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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



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