



Unit 1, Ashford Industrial Estate, Dixon Street, Wolverhampton,

TO LET

INDUSTRIAL & WAREHOUSE

Rent
£10,750

Prominent Location off the A41

Parking

Location

Ashford Industrial Estate is located at the junction of Dixon Street and the A41 Bilston Road. Wolverhampton City Centre is located approximately 1 mile to the north and Bilston town centre 2 miles to the south east.

Description

Unit 1 comprises an end of terrace unit of portal frame construction with full height brick elevations, surmounted by a mono pitch steel profile clad roof with internal lining. The unit has a partitioned reception / sales counter and a further office and separate male and female W.C. facilities. The unit benefits from being on a gated estate and will have four parking spaces available.

Accommodation

All areas are approximate and measured on a gross internal basis:-

Unit 1 - 126sq.m 1,356sq.ft

Rent

£10,750 per annum exclusive

Term

A new lease for a term to be agreed on a full repairing and insuring basis.

A provision will be made for a contribution towards the upkeep of the estate on an adhoc basis.

VAT

The property has been elected for VAT and will therefore be charged.

EPC

EPC = C -70

Business Rates

Rateable Value £9,300

Subject to Contract

JS / SC 0826

Additional Images

