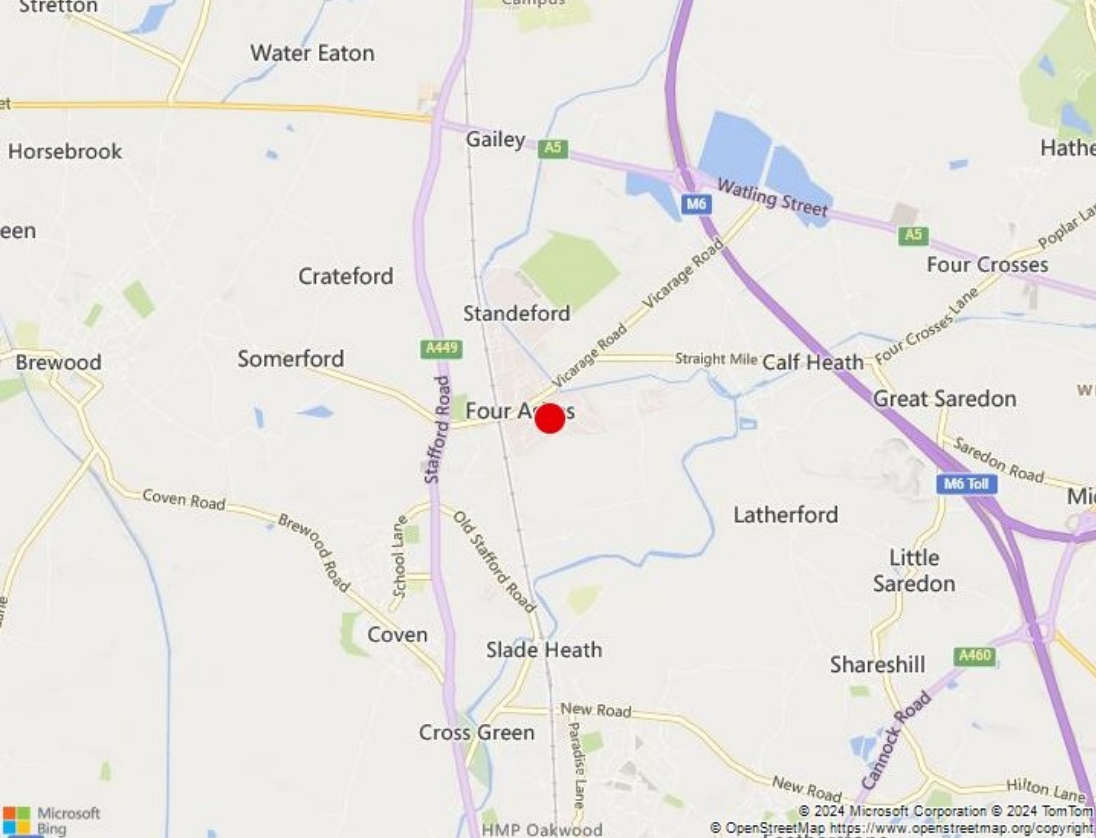


# REFURBISHED WAREHOUSE PREMISES - TO LET

Unit 3, Aspley Close Four Ashes Industrial Estate, Wolverhampton, WV10 7DE

11,953 SqFt (1,110.43 SqM) | £90,000 per annum exclusive





## KEY FEATURES

- Well presented refurbished detached warehouse with ample parking
- Large front roller shutter access door
- 5.2m eaves height
- Concrete forecourt and yard to the front and side
- Situated within the popular Four Ashes Industrial Estate
- Within driving distance of A5, M6 & M54 Motorways and M6 Toll Road

## LOCATION

The property is prominently situated on a corner position at the junction between Aspley Close and Enterprise Drive 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 detached warehouse building of steel portal frame construction surmounted by a pitched roof incorporating translucent roof lights. The property includes ground and first floor offices together with store rooms, WCs and staff area. There is a concrete forecourt and yard to the front and side elevations of the building. Minimum eaves height of 5.2 m within the main warehouse with single roller shutter access door.



Area	SqFt	SqM
GF WAREHOUSE	9,531	885.43
GF ANCILLARY	1,597	148.36
FF OFFICES	825	76.64
<b>Total Floor Area</b>	<b>11,953</b>	<b>1,110.43</b>

**Unit 3, Aspley Close Four Ashes Industrial Estate, Wolverhampton WV10 7DE**



## 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

£90,000 per annum exclusive

## EPC

Assessment awaited.

## BUSINESS RATES

Current Rateable Value £60,500 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.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## VAT

All figures are quoted exclusive of VAT which we understand will be payable in this instance.

## VIEWING

Strictly by prior appointment, please contact:



Ben Nicholson MRICS

DDI: 0121 362 1532

Mob: 07889 407650

E: [ben.nicholson@burleybrowne.co.uk](mailto:ben.nicholson@burleybrowne.co.uk)

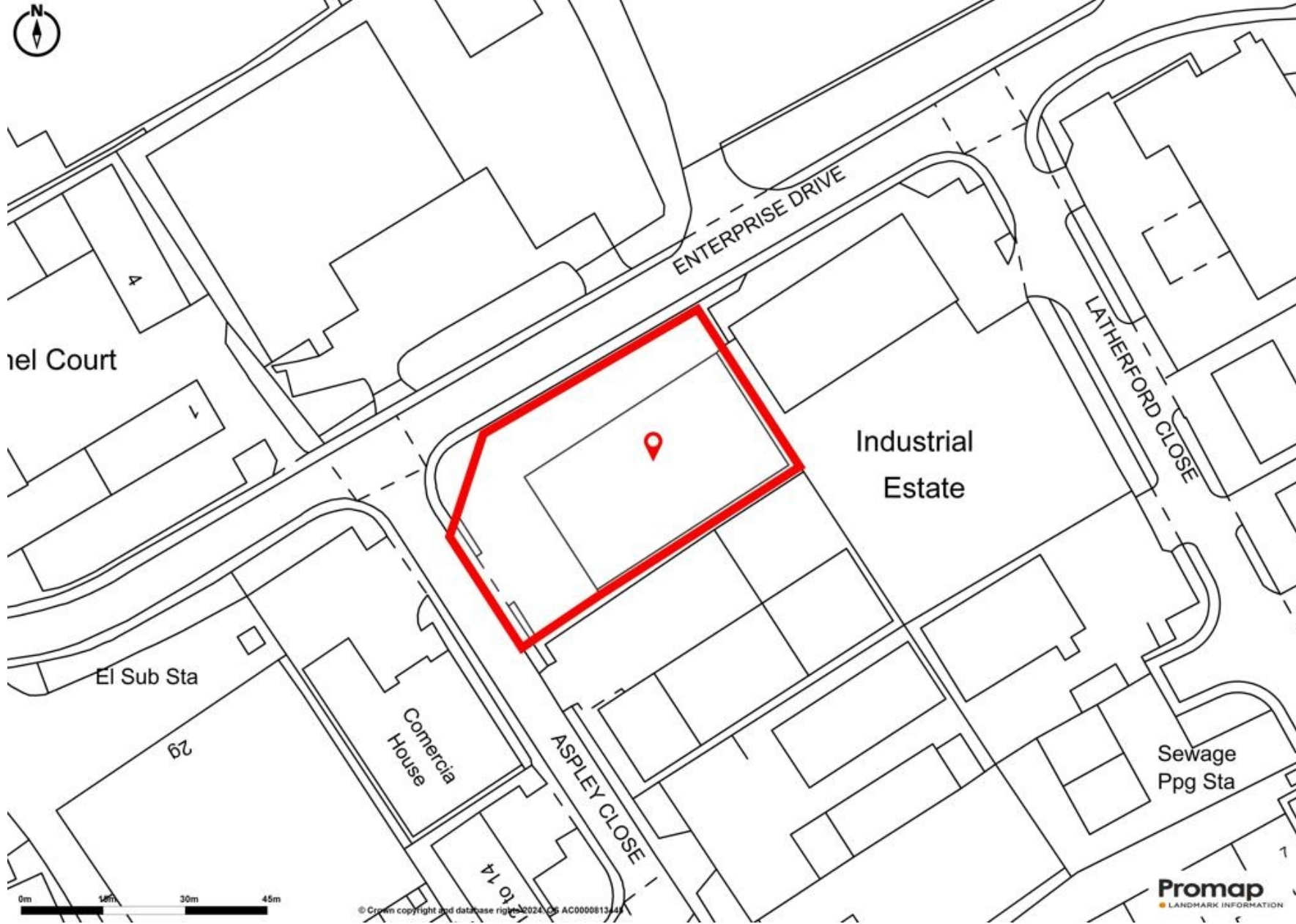


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