



Industrial / Warehouse Units
With Extensive And Secured Yard
TO LET / MAY CONSIDER LETTING IN PART

Units 1, 2, 3, Station Road,
Four Ashes, Wolverhampton
WV10 7DB

	Sq Ft	Sq M	Availability
Unit 1	25,018	2,324.17	To Let
Unit 2	37,180	3,454.02	To Let
Unit 3	29,616	2,751.33	To Let
Total	91,814	8,529.52	-



DESCRIPTION

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Units Newly Refurbished
- 

Toilets / Amenity Block
- 

Allocated Parking
- 

Extensive and Secured Yard
- 

3 Phase Power Supply
- 

EPC Rated 'B'
- 

4x Platform Loading Doors
- 

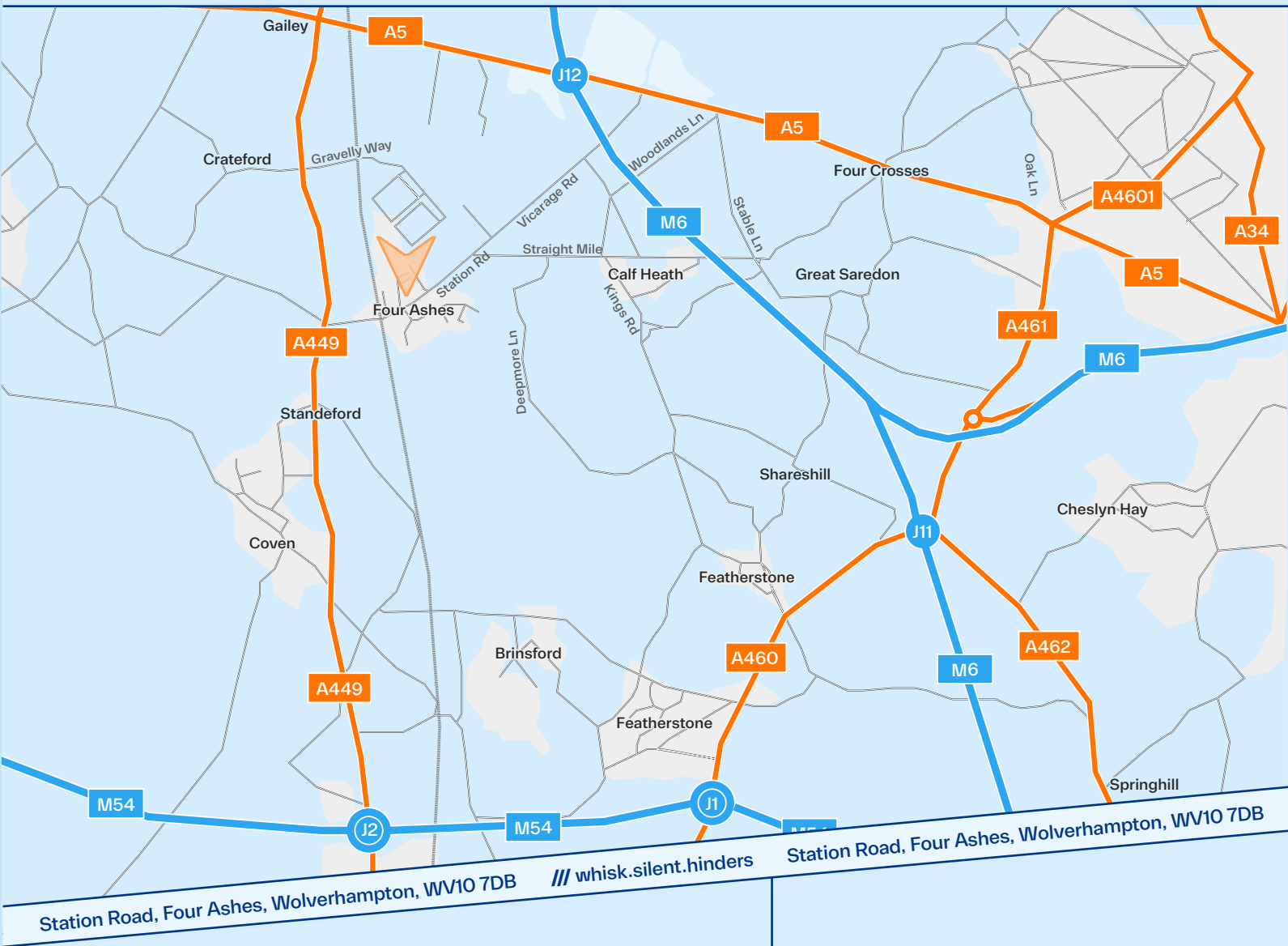
5x Level Access Doors
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Minimum Eaves Height of 3.89m
Apex Height of 6.17m
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LED Warehouse Lighting



LOCATION



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Strategic Location, Wolverhampton is within easy access to the M6, M54, M5, and M6 Toll motorways
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Labour Force, Working-age population of approximately 1.41 million within a 30-minute drive time
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Proximity to Major Industries, Located within a major hub for manufacturing, retail, automotive, engineering and distribution
- 

2 miles from M6 Junction 12
5 minute drive
- 

3 miles from J2 of the M54
7 minute drive
- 

4 miles from Penkridge station
8 minute drive
- 

4 miles from Penkridge station
9 minute drive
- 

22 miles from Birmingham city centre
33 minute drive

Source: Nomis 2023.



DUE DILLIGENCE

TERMS

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

SERVICES

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

SERVICE CHARGE

Service charge available upon application.

EPC

The property has an energy performance rating of:

Unit 1 – B39

Unit 2 – B39

Unit 3 – B47

RENT

Rent quoted exclusive of outgoings and VAT.
Rent available upon application.

LEGAL COSTS

Each party to be responsible for the payment of their own legal costs.

RATEABLE VALUE

We understand that the property has the following rateable value:

Unit 1 – £62,500

Unit 2 – £106,000

Unit 3 – £97,750

The Current Uniform Business Rate for 2024/25 is 0.54 in the £. We would recommend that interested parties make their own enquiries in this regard.

VAT

All figures quoted do not include VAT which will be payable at the current prevailing rate.

ANTI-MONEY LAUNDERING

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VIEWING

Strictly by appointment with Carter Jonas and Bulleys agents.



For further information,
please contact the
following agents;

harrislamb

BULLEYS

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