



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

INDUSTRIAL/WAREHOUSE UNIT

**2,354 sq ft
(219 sq m)**



**UNIT 5 MODULAR COURT, ENTERPRISES DRIVE,
FOUR ASHES, WOLVERHAMPTON, WV10 7DF**



- ♦ Modern premises located on popular established estate.
- ♦ M6 (J12) approximately 2 miles distant.
- ♦ M54 (J2) approximately 3 miles distant.
- ♦ M6 Toll approximately 5 miles distant.

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LOCATION

The premises are located at Modular Court off Enterprise Drive, just off Station Road in the Four Ashes area of Wolverhampton. The A449 Wolverhampton to Stafford dual carriageway lies approximately 0.3 miles distant to the East with Wolverhampton City Centre some 6 miles to the South and Stafford some 9 miles to the North. Connections to both the local and national motorway network are good with Junction 2 of the M54 being approximately 3 miles to the South and Junction 12 of the M6 being approximately 2 miles to the North-East via Gailey. The M6 Toll also runs within close proximity being some 5 miles distant where it meet the M6 at Junction 11A.

DESCRIPTION

The property comprises a mid terrace unit of steel portal frame construction with blockwork and steel clad elevations beneath a pitched lined roof incorporating translucent roof lights. The floor is of concrete construction and the unit is lit by LED lighting to the warehouse. The minimum eaves height is approximately 16'1" (4.9m) rising to approximately 24'8" (7.5m). Vehicular access is via the roller shutter door to the front elevation which measures approximately 13'0" (3.9m) wide by 14'9" (4.5m) high.

A separate pedestrian access door is provided to the front elevation which leads into the offices, which are carpeted and lit by panel lighting or fluorescent strip lights. WC facilities are provided and also a kitchenette.

ACCOMMODATION

Gross internal area approximately:-

	Sq ft	Sq m
Unit 5	2,354	219

OUTSIDE

Forecourt car parking and servicing area are available outside the unit.

SERVICES

We understand that mains water, drainage and 3-phase electricity are connected or available at the property. Interested parties must check this position with their advisors/contractors.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves independently as to the state and condition of such items.

LEASE TERMS

The unit is available by way of a new full repairing and insuring lease on a term to be agreed.

RENTAL

£18,250 per annum exclusive.

SERVICE CHARGE

A variable service charge is levied to cover communal costs and services. Please contact the agent for further details.

RATES

We are advised by the Valuation Office Agency website that the current assessment is as follow:-

Rateable Value:	£13,750
Rates Payable:	£6,861.25 (2025/26)

The above rates payable figure does not take into account Small Business Rates Relief and/or Transitional Relief/Surcharges where applicable. Interested parties should enquire to the Local Authority to confirm their specific liability.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices are quoted exclusive of VAT which is payable at the current prevailing rate.

PLANNING

Interested parties are advised to make their own enquiries with South Staffordshire District Council.

EPC

An EPC has been commissioned and the unit has been awarded a grade 90 D.

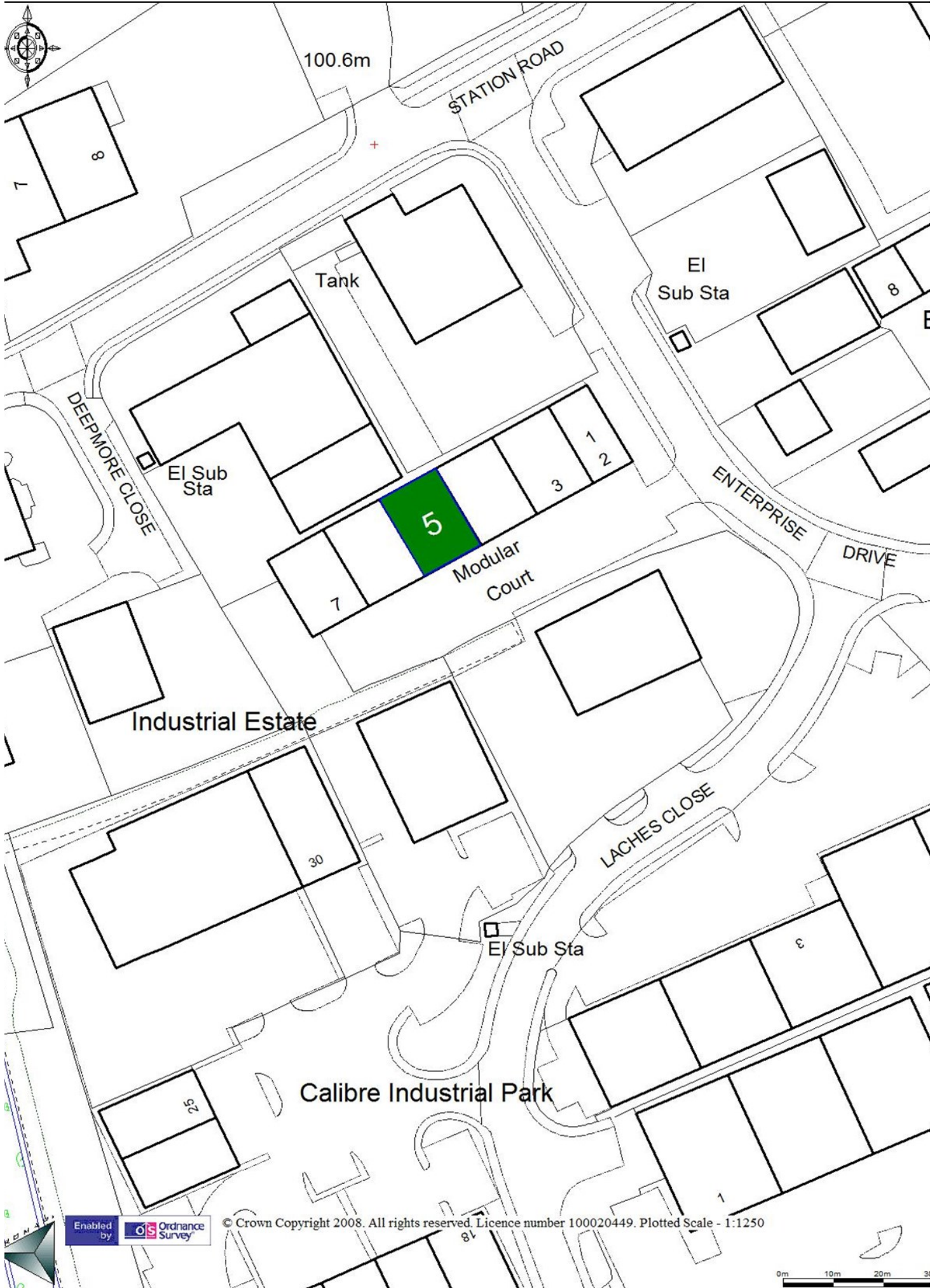
WEBSITE

Photography and further information is available at bulleys.co.uk/modularcourt

VIEWING

Strictly by prior appointment with the sole agent, Bulleys at their Wolverhampton office on 01902 713333.

Details prepared: 05/2025





IMPORTANT NOTICE

Bulleys for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
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