



TO LET

INDUSTRIAL/WAREHOUSE PREMISES

**FOUR ASHES INDUSTRIAL ESTATE
STATION ROAD, FOUR ASHES
WOLVERHAMPTON
WV10 7DB**



1,105 – 2,500 sq. ft. (102 - 323 sq. m.)

Approx. Gross Internal Area

- Recently refurbished
- M6 (J12) approximately 2 miles distant
- M6 Toll / M54 (J2) approximately 3 miles distant
- Located on a popular established Industrial Estate
- ▶ ▶ ▶ ▶ ▶ • Gated and fenced access to some units



Location:

The units are located on Four Ashes Industrial Estate which is situated just off Station Road. The A449 Wolverhampton to Stafford dual carriageway lies approximately 1/3 mile distant to the East. Wolverhampton City Centre is some 6 miles to the South and Stafford 9 miles to the North. Connections to the motorway system are good with Junction 2 of the M54 approximately 3 miles to the South to the North-East which gives access to the local and regional motorway networks. The M6 Toll Motorway also lies approximately 5 miles distant where it meets the M6 Junction 11a.

Description:

Unit 4b is constructed of steel portal frame beneath a pitched roof and corrugated sheet elevations, plastered or boarded internally, with floors being of concrete construction. The warehouse is lit by fluorescent strip lights and vehicular access is via a roller shutter door located on the front elevation. The minimum eaves height is approximately 18'5" (5.6m) rising to approximately 21'11" (6.4m). Separate pedestrian access leads into an office with a window looking out onto the forecourt. WC facilities are provided.

Unit 12 Four Ashes Industrial Estate is constructed of brick/blockwork elevations beneath a flat roof with concrete floor. The property is lit by fluorescent strip lighting and vehicular access is provided via a roller shutter door. WC facilities are provided.

The separate yard area is gated and fenced with a hardcore surface.

Accommodation:

AREAS	SQM	SQFT
Unit 4B	102	1,105
Unit 12	323	2,500
Yard	697	7,511

Outside:

There is a tarmac visitor/staff car park to the front of Unit 4b, with the loading/unloading area in front of the roller shutter on the front elevations. The unit has the benefit of being located within a fenced area with gated access for added security. Unit 12 has parking to the front with the loading/unloading area in front of the roller shutter door.

Tenure:

- ▶ The property is available on a new full repairing and insuring lease for a term to be agreed.

Services:

We are advised that mains water, drainage and 3 phase electricity are connected or available. Interested parties are advised to check this position with their advisors/contractors.



Business Rates:

2023 Rateable Value

Unit 4B: £7,000

Unit 12: £15,750

Yard: To be re-assessed on occupation

2025/26 Rates Payable

Unit 4B: £3,493.00

Unit 12: £7,859.25

Yard: To be re-assessed on occupation

EPC:

EPC Rating:

Unit 7: B (49)

Unit 9: B (41)

Unit 10: B (46)

Quoting Price/ Rent:

Unit 4B: £11,050 per annum exclusive

Unit 12: £25,000 per annum exclusive

Yard: £12,000 per annum exclusive

Money Laundering:

The money laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.



Legal Costs:

Each party to bear their own legal costs incurred in any transaction.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.

Viewing:

Strictly via the joint agents:

HARRIS LAMB

Tel: 0121 455 9455

Contact: Matthew Tilt
Email: matthew.tilt@harrislamb.com

Contact: Nick Empson
Email: nick.empson@harrislamb.com

Contact: Matthew Pearcey
Email: matthewpearcey@sellors-surveyors.co.uk

Or

BULLEYS

Tel: 01902 713333

Date: July 2025

SUBJECT TO CONTRACT



