



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

**WAREHOUSE/INDUSTRIAL
PREMISES**

**2,474 – 8,423 sq ft
(230 - 783 sq m)**



**SPRINT INDUSTRIAL ESTATE, STATION ROAD,
FOUR ASHES, WOLVERHAMPTON, WV10 7DA**

Example Pictures



- ◆ M6 (J12) approximately 2 miles distant.
- ◆ M54 (J2) approximately 3 miles distant.
- ◆ Recently refurbished.
- ◆ M6 Toll approximately 3 miles distant.
- ◆ Located on a popular established Industrial Estate.

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LOCATION

The units are located on Sprint 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

The units are of steel portal frame construction with part brick/part corrugated sheet elevations beneath a pitched roof incorporating translucent roof lights and having a concrete floor. 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 14'5" (4.4m) rising to approximately 25'8" (7.8m). Separate pedestrian access is also provided along with WC facilities and kitchenette area.

ACCOMMODATION

Gross internal areas approximately:

	sq ft	sq m
Unit 7	4,110	382
Unit 9	5,949	553
Unit 10	2,474	230

Unit 9 & 10 are adjoining and could provide 8,423 sq ft (783 sq m).

OUTSIDE

There is parking to the front of the units and a loading/unloading area in front of the roller shutter on the front elevations.

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.

RENTAL

Unit 7:	£30,825.00 per annum exclusive.
Unit 9:	£44,617.50 per annum exclusive.
Unit 10:	£18,555.00 per annum exclusive.

LEASE TERMS

The units are available on a new full repairing and insuring lease for a term to be agreed.

PLANNING

Interested parties are advised to make their own enquiries with the Local Authority.

RATES

We are advised by the Valuation Office Agency website that the assessment is as follows:

Unit	Rateable Value	Rates Payable (2025/26)
7	£18,000	£8,982.00
9	£26,750	£13,348.25
10	£14,000	£6,986.00

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

VAT

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

EPC

EPC's have been carried out on the premises and they have been awarded the following grades:

7	49 B
9	41 B
10	46 B

WEBSITE

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

VIEWING

Strictly by prior appointment with the agent Bulleys at their Wolverhampton office on 01902 713333 or the joint agent, Harris Lamb.

Details amended: 07/2025