

TO LET

UNIT 1 2 & 3, FOUR ASHES
INDUSTRIAL ESTATE, STATION
ROAD, FOUR ASHES,
WOLVERHAMPTON,
STAFFORDSHIRE
WV10 7DB

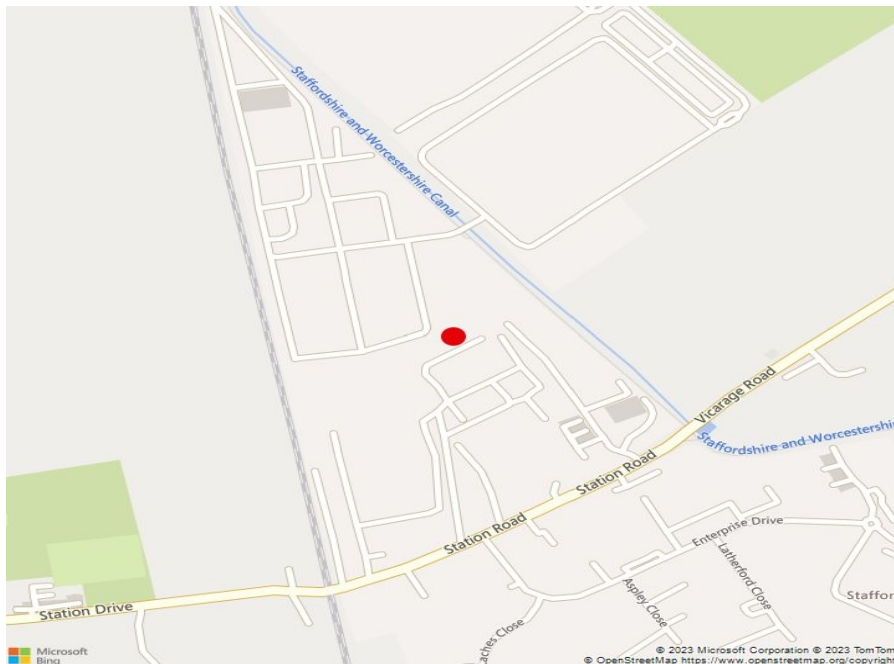
From 25,018 to 91,814 sq ft

- 3 miles from M54 Junction 2
- 2 miles from M6 Junction 12
- Eaves Height is 3.98m (6.17m at the apex)

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VIEWING

Strictly by appointment with Carter Jonas and Bulleys agents.

LOCATION

Four Ashes Business Park is located off Station Road in Four Ashes. The A449 Wolverhampton to Stafford dual carriageway lies approximately 1/3rd 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 and Junction 12 of the M6 approximately 2 miles to the North-East via Gailey. The M6 Toll Motorway lies approximately 5 miles distant where it meets the M6 at Junction 11a.

DESCRIPTION

The units are all of steel portal frame construction and have brickwork elevations underneath a pitched lined roof incorporating translucent roof lighting. Typical eaves heights are of approx. 3.89m rising to 6.17m at the apex. Goods access is afforded via multiple roller shutter access doors.

PLANNING USE

Interested parties are advised to make their own enquiries with South Staffordshire Council on 01902 696000.

TERMS

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

RENT/PRICE

Rent quoted exclusive of outgoings and VAT.

POA

The successful tenant will need to provide AML documentation.

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.

SERVICE CHARGE

On application

ACCOMMODATION

Name	Size
Unit 1	25,018 sq ft (2,324.17 sq m)
Unit 2	37,180 sq ft (3,454.02 sq m)
Unit 3	29,616 sq ft (2,751.33 sq m)
Total	25,018 - 91,814 sq ft (2,324.17 - 8,529.52 sq m)

RATEABLE VALUE

Interested parties are advised to make their own enquiries with South Staffordshire Council on 01902 696000.

EPC

An EPC has been carried out on this property. The property has been awarded the Grade C

LEGAL COSTS

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

VAT

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

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us. October 2023

CONTACT

Sam Cooke
07917202576 /
sam.cooke@carterjonas.co.uk

Milly Aps
01218240765 / 07809345353
Milly.Aps@carterjonas.co.uk

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