harrislamb
PROPERTY CONSULTANCY

TO LET

INDUSTRIAL/ WAREHOUSE PREMISES

UNIT 1 STATION WORKS INDUSTRIAL ESTATE
STATION ROAD, FOUR ASHES
WOLVERHAMPTON
WV10 7DA



8,461 sq. ft. (786 sq. m)

Approx. Gross Internal Area

- **Refurbished**
- **M6 (J12) approximately 2 miles distant**
- **M6 Toll / M54 (J2) approximately 3 miles distant**
- **Established Industrial Estate**

Location:

Unit 1 is located on Station Works 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. Junction 2 of the M54 motorway is within approximately 3 miles giving 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 LED lights and vehicular access are via a singular rear roller shutter door. The warehouse has an minimum eaves height of approximately 5m. There is pedestrian access via a front gated car park into ground floor offices.

Tenure:

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

Quoting Rent:

£63,458 per annum exclusive, subject to contract.







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.

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.

Energy Performance Certificate:

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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@sellerssurveyors.co.uk

Or

BULLEYS

Tel: 01902 713333

Date: November 2026
SUBJECT TO CONTRACT





