



South Staffordshire
BUSINESS HUB

South Staffordshire Commercial Estates



Industrial Premises To Let

Unit 11, Four Ashes Enterprise Centre, Latherford
Close, Four Ashes, WV10 7BY





South Staffordshire
BUSINESS HUB

South Staffordshire Commercial Estates



DESCRIPTION

The property comprises of a ground floor workshop area, mezzanine floor, office, kitchen and toilet facilities. Access is via a roller shutter and a pedestrian door fronting the property.

The property forms part of an Estate of 31 units with various uses across the Estate. There is ample on-site car parking and loading areas.

LOCATION

The property is situated on the Four Ashes Enterprise Centre, off Enterprise Drive in Four Ashes. Four Ashes is a well-established and popular industrial and commercial area near Wolverhampton.

The property benefits from excellent connections to the motorway transport system including the M54, M6, M6 Toll and M5. The Enterprise Centre is in close proximity to the A449 and within two miles of J2 M54 and J12 M6.

SERVICES

Mains water, drainage and electricity are connected. Prospective tenants are advised to make their own enquiries in respect of existing and available services.

BUSINESS RATES

The current rateable value of the property is £9,500.

Rates payable based on 2024/25 multipliers are:

Small Business (49.9p) = £4,740.50

Interested parties are advised to contact the Councils Taxation team at Taxation@sstaffs.gov.uk to verify the above and whether they qualify for small business rates relief.

LEASE TERMS

The property is offered on a full repairing and insuring basis for a term of 3 years (negotiable). Incoming tenants will be responsible for all utility costs associated with the property. All units are insured on a common policy by the Council and the costs recovered from tenants.

Heads of Terms available upon request

PROPERTY AREA

1345 sq ft GIA (129m²)

RENTAL

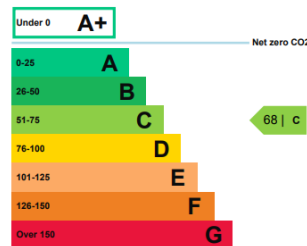
Offers in the region of £14,000 per annum exclusive are invited. (£1,166.67 per calendar month)

VAT

Vat is applicable to this site.

EPC

Energy performance rating of C valid until August 2032



VIEWINGS

Strictly by the prior appointment with the Commercial Team
CommercialDevelopment@sstaffs.gov.uk

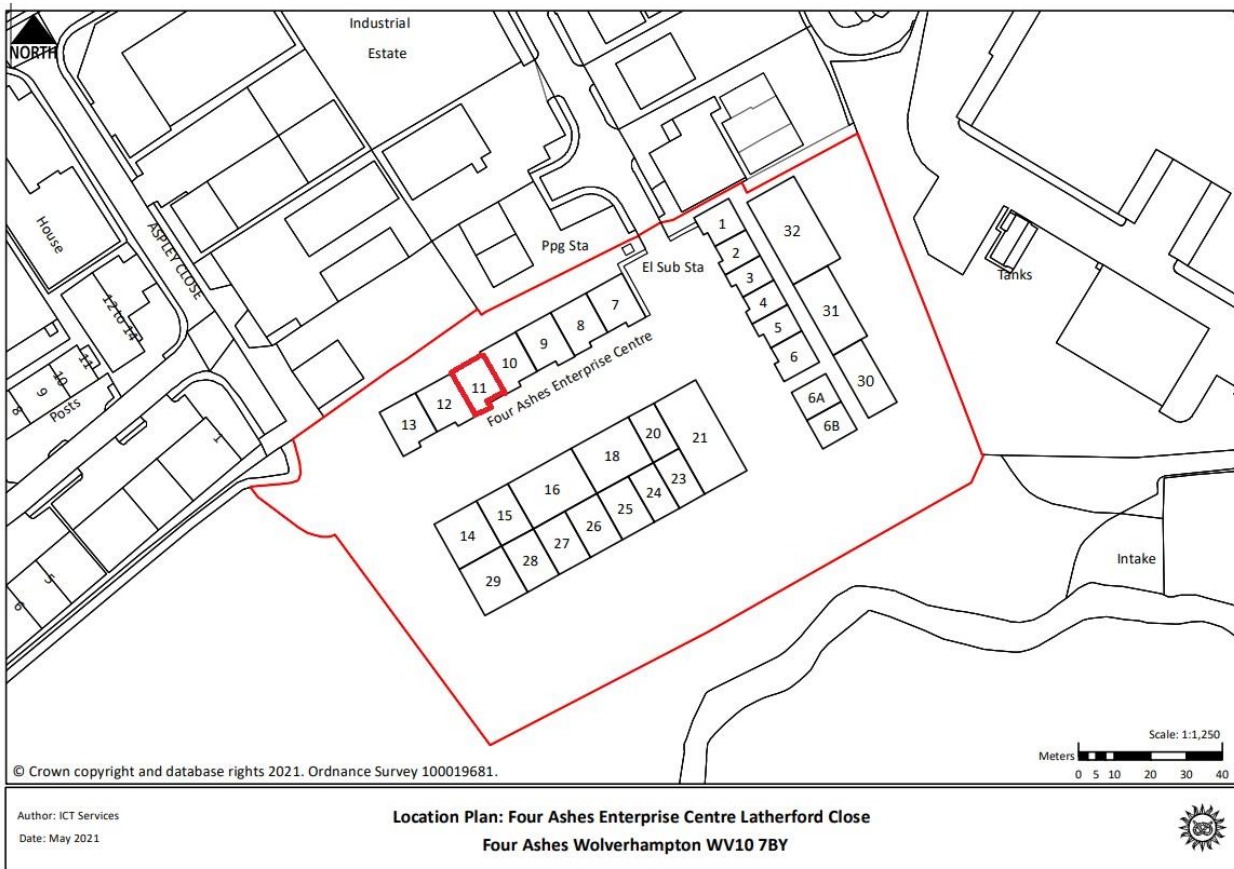


South Staffordshire
BUSINESS HUB

South Staffordshire Commercial Estates



SITE PLAN



South Staffordshire Council hereby state that these particulars do not constitute any part of an offer or contract and none of the statements in any of these particulars are to be relied upon as representations of fact. Any intending lessee must satisfy themselves as to the correctness of the statements contained in these particulars and it should be treated as a guide only.