

ANDREW DIXON
& COMPANY

FOR SALE/TO LET

Chartered Surveyors &
Commercial Property Consultants

INDUSTRIAL PREMISES



Former ANA Quick Freeze, Latherford Close Four Ashes Industrial Estate, Wolverhampton, WV10 7DY

- Food grade factory with integral office accommodation 7,936 sq ft (737.40 sq m)
- Fitted out to a high specification for food production purposes
- Including refrigerated cutting line and quick freeze conveyor system
- On site car parking, canopied loading area and secure rear compound

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ANA Quick Freeze Wolverhampton

LOCATION

The property is located on Latherfood Close off Enterprise Drive and backs onto Veolia's Energy Recover Facility. It lies a short distance from Station Road, which accesses the established industrial location of Four Ashes. The A449 Stafford to Wolverhampton dual carriageway lies approximately 0.5 miles to the east, with Wolverhampton city centre some 6 miles to the south and Stafford 9 miles to the north.

Access to the national motorway networks is via Junction 2 of the M54 approximately 3 miles to the south, and Junction 12 of the M6 approximately 2 miles to the northeast via the A5.

DESCRIPTION

The property comprises a detached food grade factory with integral ground floor and mezzanine office accommodation, cold stores, canopied loading bay, secure rear compound and car parking.

The original structure has been extended to the rear, being of steel portal frame construction with steel clad blockwork and brick skin elevations surmounted by a steel profile sheet roof. It benefits from two roller shutter doors to the front and rear.

Internally the property is arranged to provide a licensed, refrigerated cutting line and cold stores. It has been fitted out to a high specification including fully lined ceilings and walls, a quick freeze conveyor and associated freezing system and plant. The accommodation includes a reception area on the ground floor and boardroom at mezzanine level. There are also staff locker rooms, canteen and WC facilities.

Outside, there is a car park to the front of the building and a canopy covered loading bay. To the rear is a secure yard, which houses a generator providing power for the quick freeze conveyor.

ACCOMMODATION

Ground floor factory and offices	7,647 sq ft	710.52 sq m
First floor/mezzanine boardroom	289 sq ft	26.88 sq m
Total Gross Internal Area	7,936 sq ft	737.40 sq m



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SERVICES (NOT CHECKED OR TESTED)

We understand that all mains services are available or connected to the property. Interested parties should make their own enquiries in this regard.

PLANNING

We understand the property has planning permission for uses within Class B1, B2 & B8 of the Town & Country Planning Act 1987 (Use Class Order 2005).

TENURE

The property is available to let based on a new FRI lease on terms to be negotiated. Alternatively the freehold interest may be purchased at an asking price to be agreed.

PRICE/RENT

Price/rent upon application - please contact the agent for further details.

LOCAL AUTHORITY

Staffordshire County Council, 1 Staffordshire Place, Stafford, ST16 2DH

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £18,750.

ENERGY PERFORMANCE CERTIFICATE

To be assessed - please contact the agent for further details.

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Nathan Fern

Direct Line: 01952 521004 Mobile: 07957 828 569

Email: nathan@andrew-dixon.co.uk

Ref: BNF/3496



Printcode: 2019110

What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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