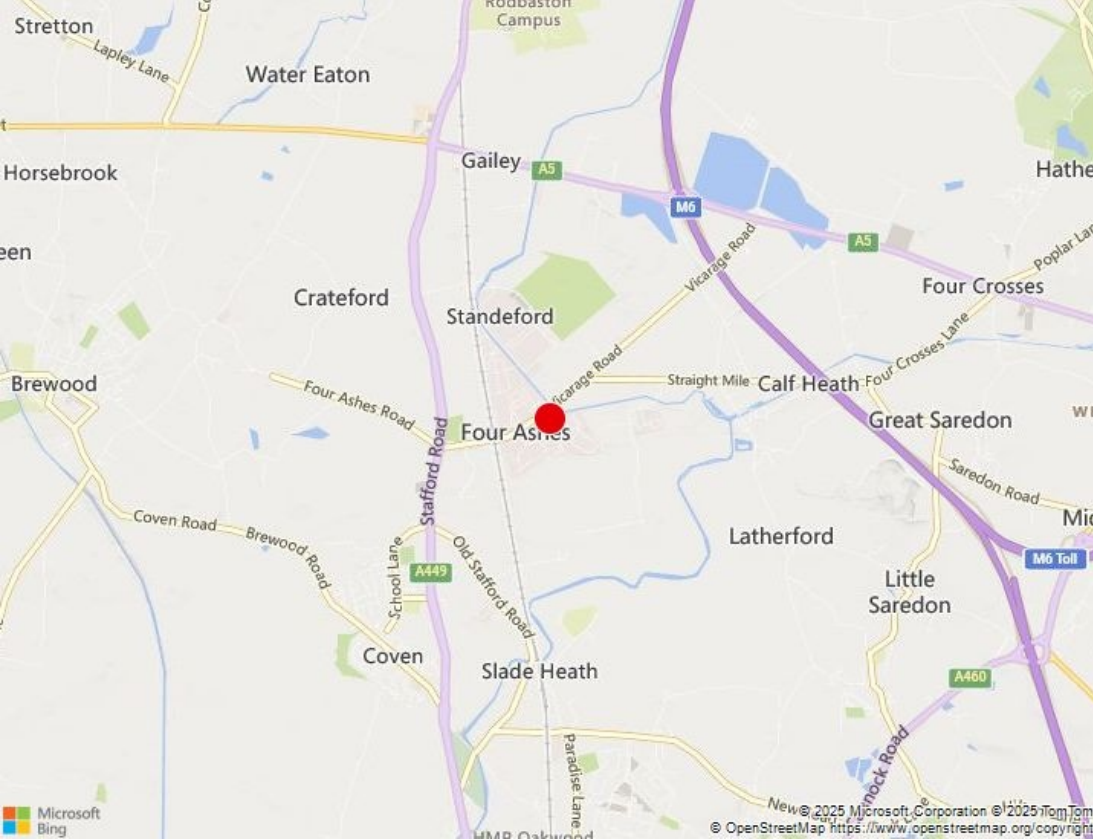


# WAREHOUSE WITH TWO STOREY OFFICES - FOR SALE

Former Trioworld Premises, Four Ashes Industrial Estate, Station Road, Four Ashes, Wolverhampton, Staffordshire, WV10 7DB

29,303 SqFt (2,722.25 SqM) | Site Area approx. 1.35 Acres | £2,500,000 offers in excess of





## KEY FEATURES

- Rare opportunity to acquire freehold premises
- Offered with full vacant possession
- Business relocation
- Well situated within popular industrial location
- Within driving distance of A5, M6 & M54 Motorways together with M6 Toll Road
- Secure yard together with parking

## LOCATION

The property benefits from prominent roadside position on Station Road within Four Ashes Industrial Estate. Four Ashes is situated approximately 3 miles to the west of Walsall Town Centre and 5 miles to the north of Wolverhampton City Centre. Four Ashes is conveniently positioned within nearby driving distance of the A5 and M6 Motorway at Junction 12 (Gailey) which in turn provides subsequent links with the M54 Motorway and M6 Toll Road.

## DESCRIPTION

The subject property comprises a self contained, detached, warehouse premises incorporating two storey offices to the front. The building offers good sized yard space together with ample car parking. The premises are prominently situated on a roadside position within the popular Four Ashes Industrial Estate.



Area	SqFt	SqM
GF WAREHOUSE	26,326	2,445.69
GF OFFICES	1,378	128.02
FF OFFICES	1,599	148.55
<b>Total Floor Area</b>	<b>29,303</b>	<b>2,722.25</b>

Four Ashes Industrial Estate, Station Road, Four Ashes, Wolverhampton, Staffordshire WV10 7DB



## TERMS

The property is offered For Sale on a freehold basis with full vacant possession.

## ASKING PRICE

£2,500,000 offers in excess of

## PREMISES

The building offers interconnecting warehouse spaces with varying minimum eaves heights from 2.7m to 13m. The premises has a large electrical supply to approximately 450 kVA and benefits from 5 level loading access doors to the side elevations.

The main warehouse premises are accessed via a secure yard with gated entrance. There are two car parks situated to the front elevation set behind a landscaped area.

## EPC

Assessment awaited.

## BUSINESS RATES

Current Rateable Value £124,000 obtained from the Valuation Office Rating List. Rates Payable £67,704.

Interested parties are advised to make their own enquiries with the Local Authority (South Staffs).

## MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## VAT

All figures are quoted exclusive of VAT, which we understand will be payable in this instance - solicitors to confirm.

## VIEWING

Strictly by prior appointment, please contact:



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