



TO LET

INDUSTRIAL/WAREHOUSE PREMISES

**SPRINT INDUSTRIAL ESTATE
STATION ROAD, FOUR ASHES
WOLVERHAMPTON
WV10 7DA**



2,474 – 8,423 sq. ft. (230 - 783 sq. m.)

Approx. Gross Internal Area

- Recently refurbished
- M6 (J12) approximately 2 miles distant
- M6 Toll / M54 (J2) approximately 3 miles distant
- Located on a popular established Industrial Estate



Location:

The units are located on Sprint 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. Connections to the motorway system are good with Junction 2 of the M54 approximately 3 miles to the South to the North-East which gives 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 fluorescent strip lights and vehicular access is via a roller shutter door located on the front elevation. The minimum eaves height is approximately 14'5" (4.4m) rising to approximately 25'8" (7.8m). Separate pedestrian access is also provided along with WC facilities and kitchenette area.

Accommodation:

AREAS	SQM	SQFT
Unit 7	382	4,110
Unit 9	553	5,949
Unit 10	230	2,474

Unit 9 & 10 are adjoining and could provide 8,423 sq ft (783 sq m).

Tenure:

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

Quoting Price/ Rent:

Unit 7: £30,825.00 per annum exclusive
Unit 9: £44,617.50 per annum exclusive
Unit 10: £18,555.00 per annum exclusive

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.



Business Rates:

2023 Rateable Value

Unit 7: £18,000

Unit 9: £26,750

Unit 10: £14,000

2025/26 Rates Payable

Unit 7: £8,982.00

Unit 9: £13,348.25

Unit 10: £6,986.00

EPC:

EPC Rating:

Unit 7: B (49)

Unit 9: B (41)

Unit 10: B (46)

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.



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@sellers-surveyors.co.uk

Or

BULLEYS

Tel: 01902 713333

Date: July 2025

SUBJECT TO CONTRACT



Units 7, 9 & 10, Sprint Industrial Estate, Station Road, Four Ashes, Wolverhampton,
WV10 7DA



created on **edozo**

Plotted Scale - 1:7,500

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract