

TO LET

HIGH QUALITY COMMERCIAL PREMISES WITH SECURE YARD



CHARLES HOUSE, ENTERPRISE DRIVE, FOUR ASHES, NR. WOLVERHAMPTON, WV10 7DF

- Approximately 6,529ft² (606.53m²) Gross Internal Floor Area (GIA) plus two open fronted stores
- High Quality Offices
- Car Parking plus Secure Service Yard
- Prominent Corner Location on sought after estate

LOCATION

Charles House is located on the popular and established Four Ashes Industrial estate which is approximately 6 miles north of Wolverhampton and 4 miles west of Cannock.

The unit occupies a prominent corner position at the junction of Enterprise Drive and Laches Close. The location benefits from excellent road links with the A449, A5, the M6 and M6 Toll Road all within a few minutes' drive.

The location has become a major employment hub for a broad range of local and national occupiers which will only be enhanced by the West Midlands Interchange, a multimillion-pound development, just north of Four Ashes.

DESCRIPTION

The premises comprise a modern commercial premises with high quality part air-conditioned office accommodation, single span portal frame warehouse with profile sheet elevations and brick/block dado walls. Eaves height approx. 6m.

In addition, there are two useful open fronted storage units of steel frame construction with profile metal cladding, secure storage yard with two access gates and separate car park for offices. The overall site extends to approximately 1 acre.

ACCOMMODATION

Description	ft ²	m ²
Offices over two floors	3,080	286.12
Warehouse	3,449	320.41
Open Fronted Stores	1,830	170.01
TOTAL	8,359	776.57

TENURE

The property is available with a new lease on a full repairing and insuring basis.

RATEABLE VALUE

We are advised the rateable value of the premises is £43,000 effective 1st April 2023 for warehouse and premises.

RENT

Offers are invited based on £60,000 p.a. (Sixty Thousand Pounds).

VAT

We understand the owner has not waived the VAT exemption and therefore VAT will not be charged on the agreed rent.

SERVICES

We understand that all mains services with the exception of gas are available to the property.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS

Viewings by appointment only. All enquiries to First City 'The Property Consultancy' on 01902 710999 quoting reference 5183. Ask for Christopher Bywater chris@firstcity.co.uk

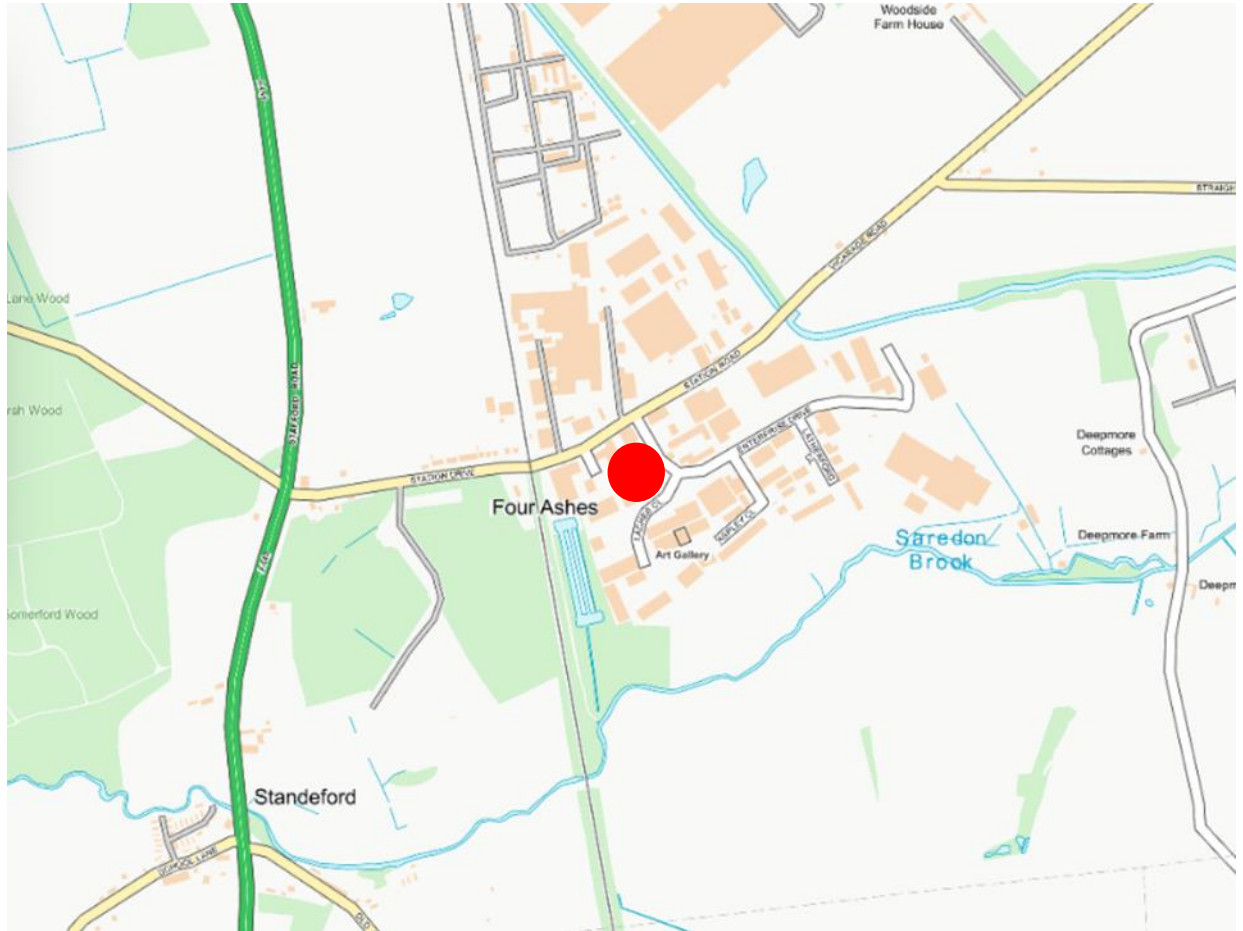
EPC

Energy Performance Certificate Rating is 78/D valid until 12th September 2033.

SITE PLAN



LOCATION PLAN



First City Limited, 19 Waterloo Road, Wolverhampton, West Midlands, WV1 4DY

tel: **01902 710999**

www.firstcity.co.uk

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