

UNITS TO LET/MAY SELL

**INDUSTRIAL UNITS ASHFORD INDUSTRIAL ESTATE,
DIXON STREET, WOLVERHAMPTON, WV2 2BX**



- Prominently located within a well-known industrial estate
- Automotive use
- Self-contained office, stores & manufacturing accommodation
- Circa 121sqm to 736sqm (1,307sqft to 7,924sqft) Gross Internal Area

LOCATION

Ashford Industrial Estate is located at the junction of Dixon Street and the A41 Bilston Road. Bilston Town Centre is circa 2 miles to the south east and Wolverhampton City Centre approximately 1 mile to the north.

DESCRIPTION

A total of three industrial units are available to let, the premises are steel framed with brick elevations. The units are self-contained, can be divided or let as a whole and previously used for automotive and engineering.

PARKING

The premises benefit from parking within the boundaries of the estate.

ACCOMMODATION

The units offer flexible levels of accommodation ranging from 1,307sqft to 7,924sqft (121sqm to 736sqm).

TENURE

The premises are available to let by way of a new lease. Lease terms are available upon request.

SERVICES

We understand that all mains services are available to the premises however we would ask all interested parties to make their own enquiries in this regard.

LEGAL COSTS

All parties to bear their own costs. Potential occupiers will be expected to undertake to meet the vendor's legal fees' should they withdraw after solicitors have been instructed.

RENT

Rental terms are available upon request. Rent free period/reduced rental payments will be considered.

SALES PRICE

Available upon request.

VIEWING

Strictly through the sole letting agents First City 'The Property Consultancy' on 01902 710999 quoting reference 4407.

LOCATION PLAN



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

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