

# INDUSTRIAL UNIT WITH OFFICE SPACE TO LET

Solutions House/Unit 5, Station Road/Deepmore Close,  
Four Ashes, Wolverhampton WV10 7DB

6,460 sq ft (600 sq m) plus substantial offices/mezz

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This prominent, end of terrace commercial property comprises warehouse accommodation with single storey offices to front. The property has its own parking (c.12 Cars) and access to a shared yard/delivery area at rear.

The high bay roller shuttered warehouse has been extensively modified to provide workshops predominantly under mezzanine fitted at first floor with air-conditioned office space.

The property is located close to the site of the new West Midlands Interchange site, 2.8 miles from J2 of the M54, and 2 Miles from the A5/M6/M6 Toll J12.

#### Key information:

5,340 sq ft (496 sq m) Warehouse

1,120 sq ft (104 sq m) Office

3,725 sq ft (304 sq m) Mezzanine – mainly offices

VAT is applicable.

**Rent £64,000 pax**

#### WIGGINS LOCKETT THOMPSON LTD

73 High Street, Madeley

Telford, Shropshire TF7 5AH

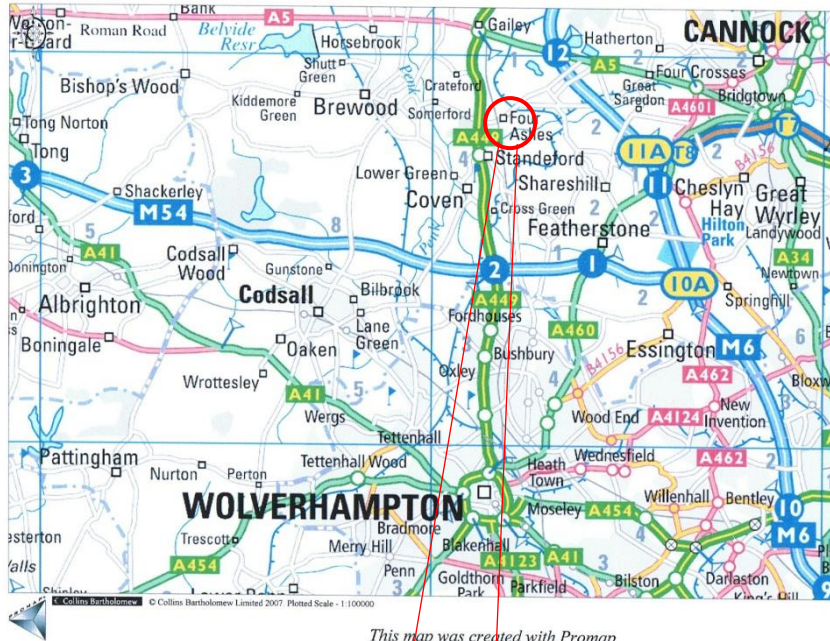
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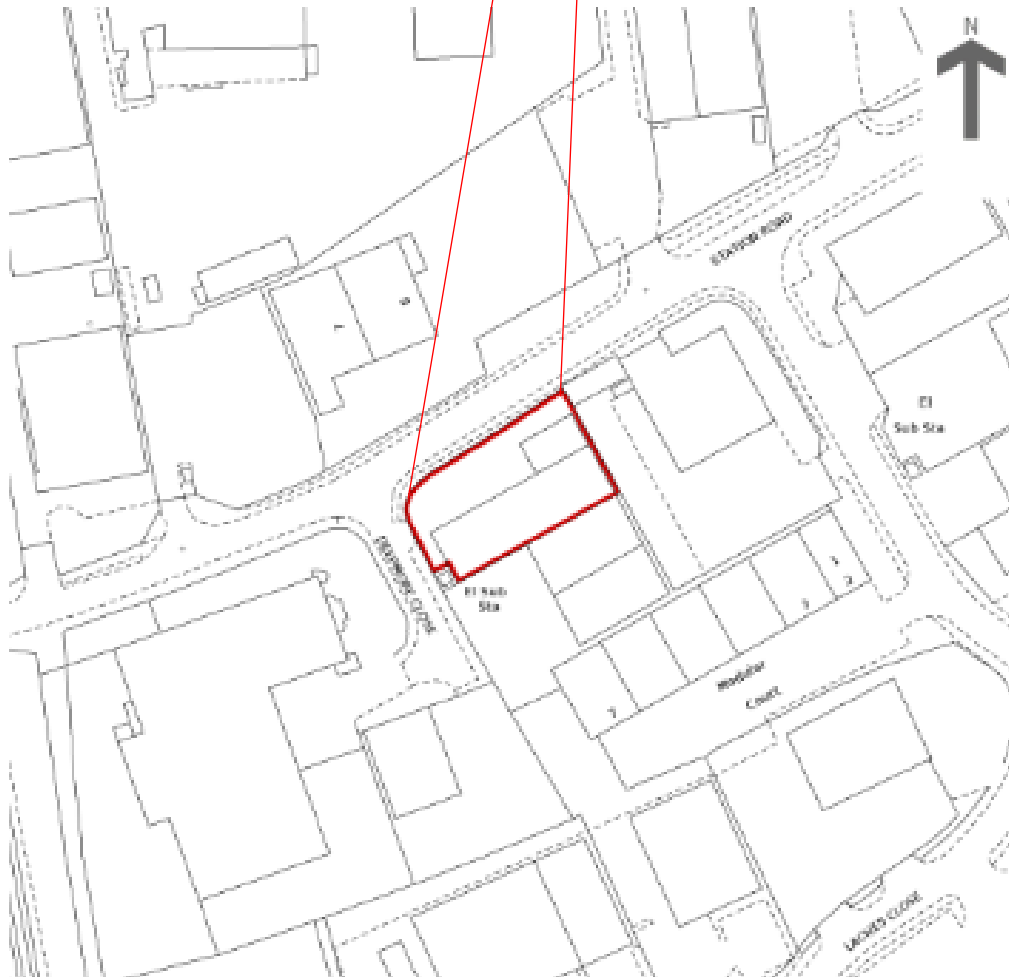
For further information or to arrange an inspection, please contact Anthony Wiggins on 07983622430 or Erin Beards on 07534 687232. **VIEWING STRICTLY BY APPOINTMENT ONLY.** Details Created 09/23. Subject to Contract





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 Station Road, Four  
 Ashes,  
 Wolverhampton  
 WV10 7DB  
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*This map was created with Promap*



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