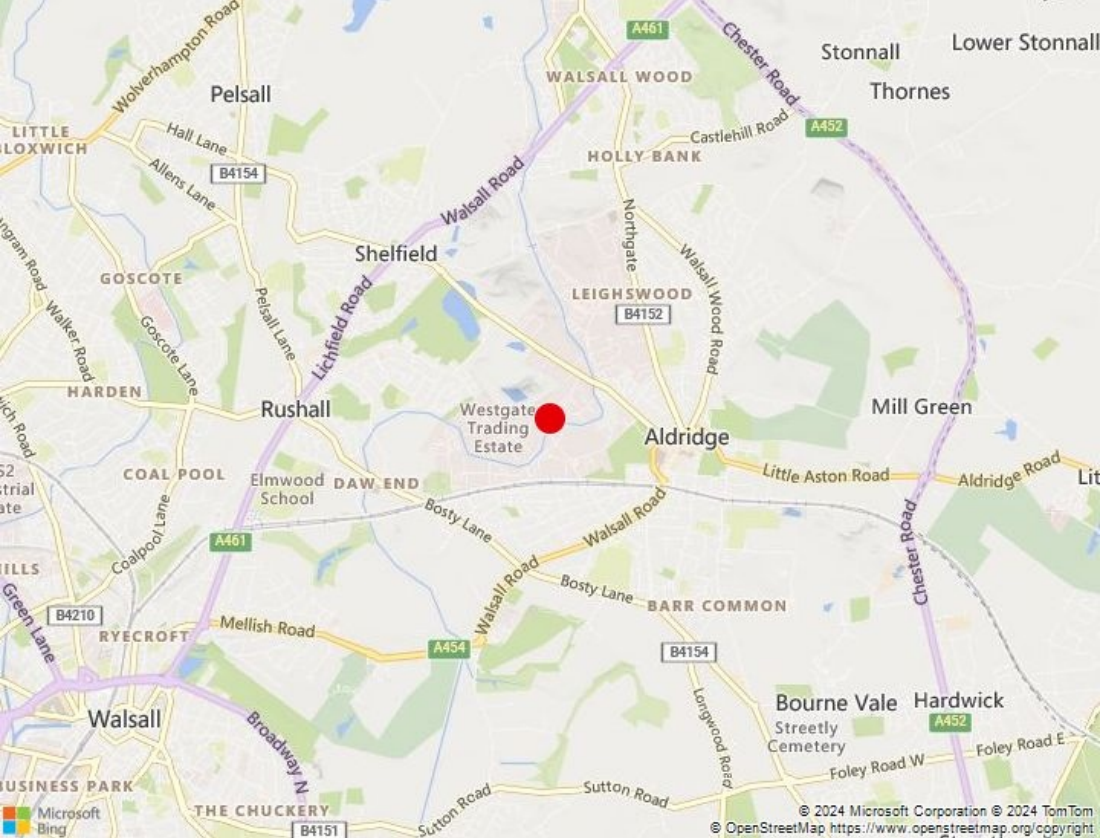


# WAREHOUSE PREMISES - TO LET

Unit 1B Rossway Business Park, Wharf Approach, Aldridge, Walsall, West Midlands, WS9 8BX

4,547 SqFt (422.42 SqM) | £38,650 per annum exclusive





## KEY FEATURES

- Modern warehouse premises
- 6m minimum working eaves height
- Electronic roller shutter door to front elevation
- Popular business estate
- Outskirts of Aldridge town centre
- On site parking

## LOCATION

The premises are prominently situated fronting Wharf Approach within the established Rossway Business Park, Aldridge. The business park can be approached from either Leighswood Road or Dumblederry Lane and which provide access to the A454 Walsall Road and A461 Lichfield Road. Birmingham City Centre lies approximately 10 miles to the south and Walsall Town Centre approximately 3 miles west. All local amenities including shopping centre and major transport connections are within easy driving distance.

## DESCRIPTION

The subject property comprises an end of terrace warehouse building offering predominantly open plan space together with office, kitchen/staff room and WCs. The building forms part of the Rossway Business Centre in a well established commercial location in Aldridge.



Area	SqFt	SqM
GF WAREHOUSE	4,097	380.61
GF OFFICE/ANC	450	41.8
<b>Total Floor Area</b>	<b>4,547</b>	<b>422.42</b>

Unit 1B Rossway Business Park, Wharf Approach, Aldridge, Walsall, West Midlands WS9 8BX



## TERMS

The property is available on the basis of a new Full Repairing and Insuring lease, the terms for which are to be agreed by negotiation.

## ASKING RENT

£38,650 per annum exclusive

## SERVICE CHARGE

A Service Charge will be payable towards the shared costs for maintenance of communal areas. Further details are available on request.

## EPC

Assessment awaited.

## BUSINESS RATES

Current Rateable Value £28,750. Rates payable 2024/25 £14,346.25. Interested parties are advised to make their own enquiries with the Local Authority (Walsall) for verification purposes.

## 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 is to bear their own legal costs in relation to this matter.

## VAT

All figures are quoted exclusive of VAT which we are advised will be payable in this instance.

## VIEWING

Strictly by prior appointment, please contact:



Ben Nicholson MRICS  
DDI: 0121 362 1532  
Mob: 07889 407650  
E: [ben.nicholson@burleybrowne.co.uk](mailto:ben.nicholson@burleybrowne.co.uk)



Garry Johnson  
DDI: 0121 362 1535  
Mob: 07510 080210  
E: [garry.johnson@burleybrowne.co.uk](mailto:garry.johnson@burleybrowne.co.uk)

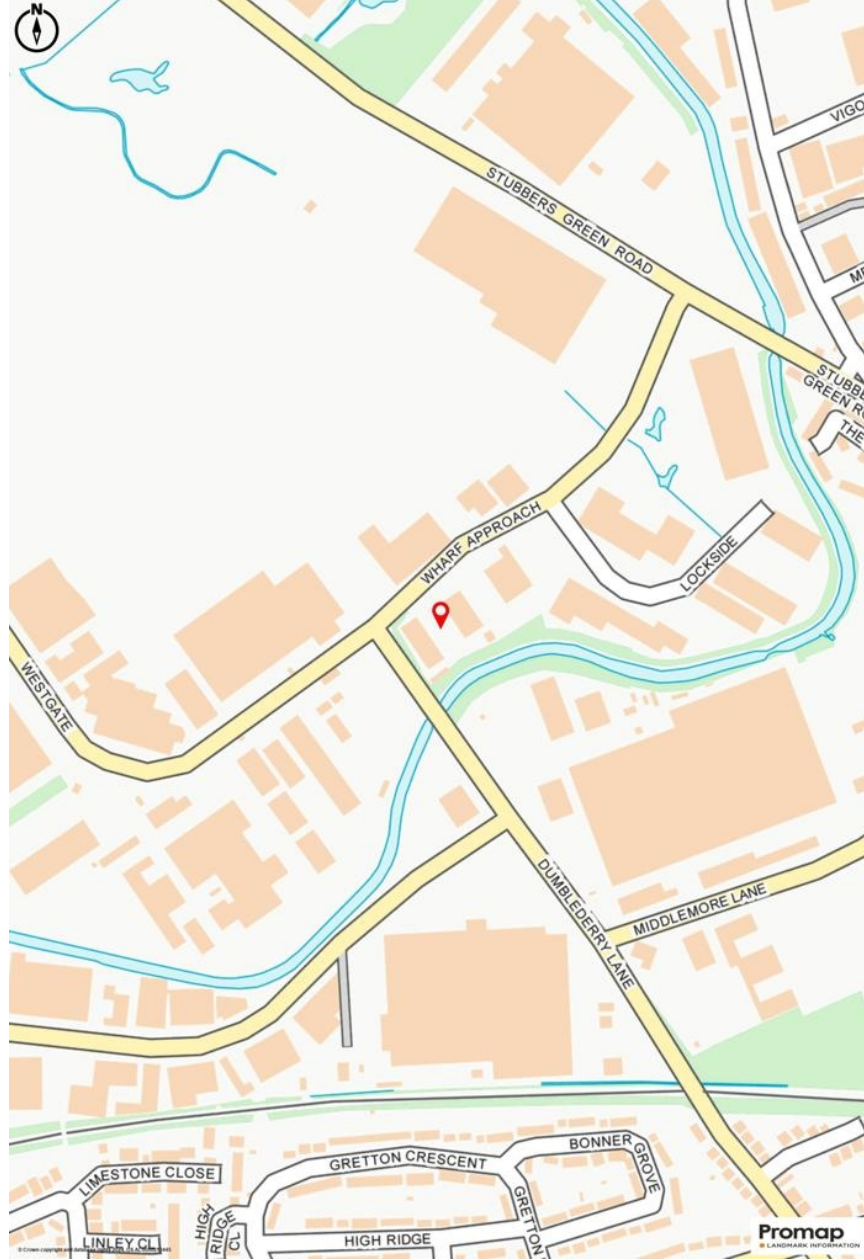


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