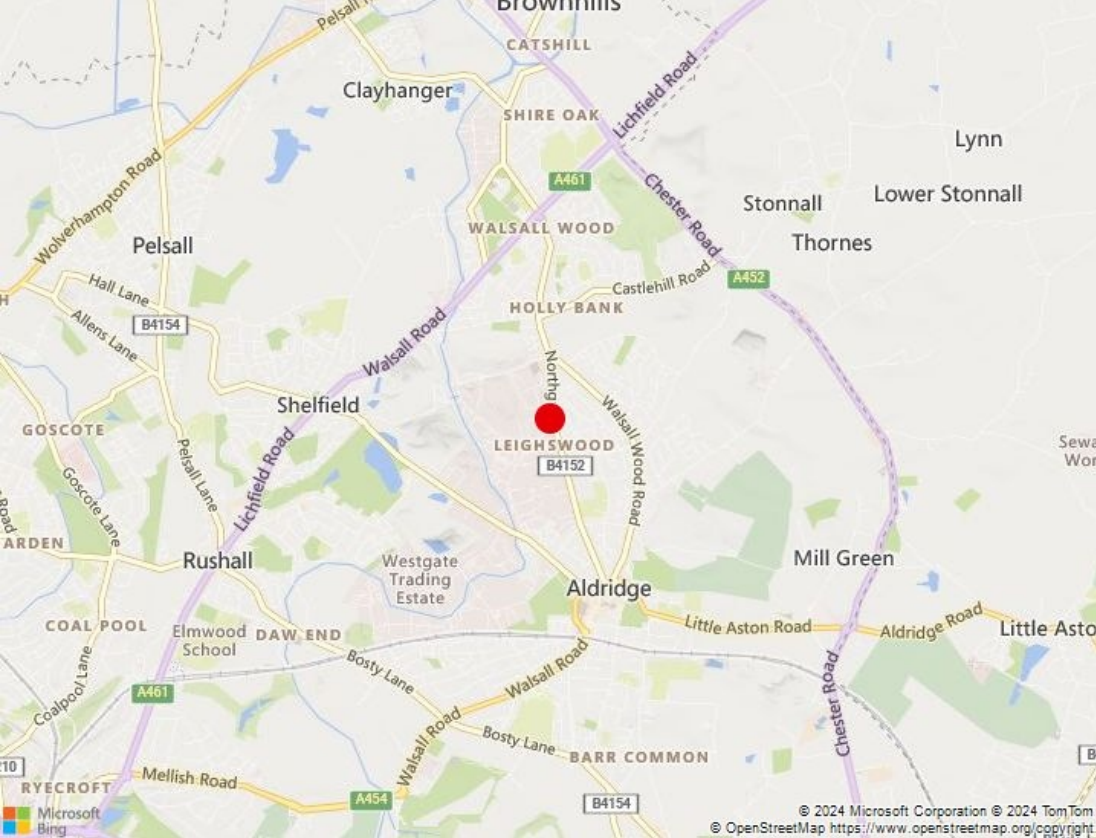


INDUSTRIAL INVESTMENT - FOR SALE

A B S Business Park, Northgate, Aldridge, Walsall, West Midlands, WS9 8TH

6,200 SqFt (575.98 SqM) | On Application





KEY FEATURES

- Rare opportunity to acquire a freehold industrial investment
- Current passing rent £47,500 pax, ERV £65,500 pax
- Well presented estate located in popular commercial location
- Individual sales of each respective unit may be considered, subject to negotiation
- Situated on prominent roadside position
- Outskirts of Aldridge town centre

LOCATION

The subject property is prominently positioned on the busy Northgate, one of the arterial routes into Aldridge and a popular industrial and business location. The location is situated less than 1 mile north of Aldridge Town Centre, which provides shopping, food outlets and banking facilities. Aldridge is situated approximately 3 miles north-east of Walsall town centre and is located between the M6 and the M6 Toll, which provide easy access to the cities of Birmingham & Wolverhampton.

DESCRIPTION

The subject property comprises a rare industrial investment opportunity consisting of 4 industrial warehouse units situated in a popular commercial location off Northgate on the outskirts of Aldridge town centre. The buildings extend to provide 3 adjoining units with shared car parking to the front together with a standalone unit.



Area	SqFt	SqM
UNIT 1	1,700	157.93
UNIT 2	900	83.61
UNIT 3	1,200	111.48
UNIT 4	2,400	222.96
Total Floor Area	6,200	575.98

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TERMS

The property is available on the basis of a freehold sale, subject to the occupational leases.

Unit 1 - let to Karparts Ltd on a lease dated 01/06/2019 for a term of 6 years at a passing rent of £16,150 per annum exclusive

Unit 2 - let to G V Garage Doors Ltd on a lease dated 01/06/2019 for a term of 6 years at a passing rent of £8,550 per annum exclusive.

Unit 3 - let to The Great Outdoors Ltd on lease dated 17/04/2023. However, this unit is available on the basis of a new letting. Further details available.

Unit 4 - let to Ellemby Contracts Ltd on a lease dated 01/06/2019 for term of 6 years at a passing rent of £22,800 per annum exclusive.

ASKING PRICE

On Application

EPC

Further details available on request.

BUSINESS RATES

Unit 1 ABS Business Park - Rateable Value £8,400

Unit 2 ABS Business Park - Rateable Value £5,900.

Unit 3 ABS Business Park -Rateable Value £6,800

Unit 4 ABS Business Park - Rateable Value £13,000

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 will be responsible for their own legal costs incurred in this transaction.

VAT

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

DATA ROOM

A full suite of information pertaining to the site is available to view and download at the site's dedicated website data room. Access to this data room requires log in and password details, which can be obtained via the following link [click here](#).

VIEWING

Strictly by prior appointment, please contact:



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A B S Business Park, Northgate, Aldridge, Walsall, West Midlands WS9 8TH



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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



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