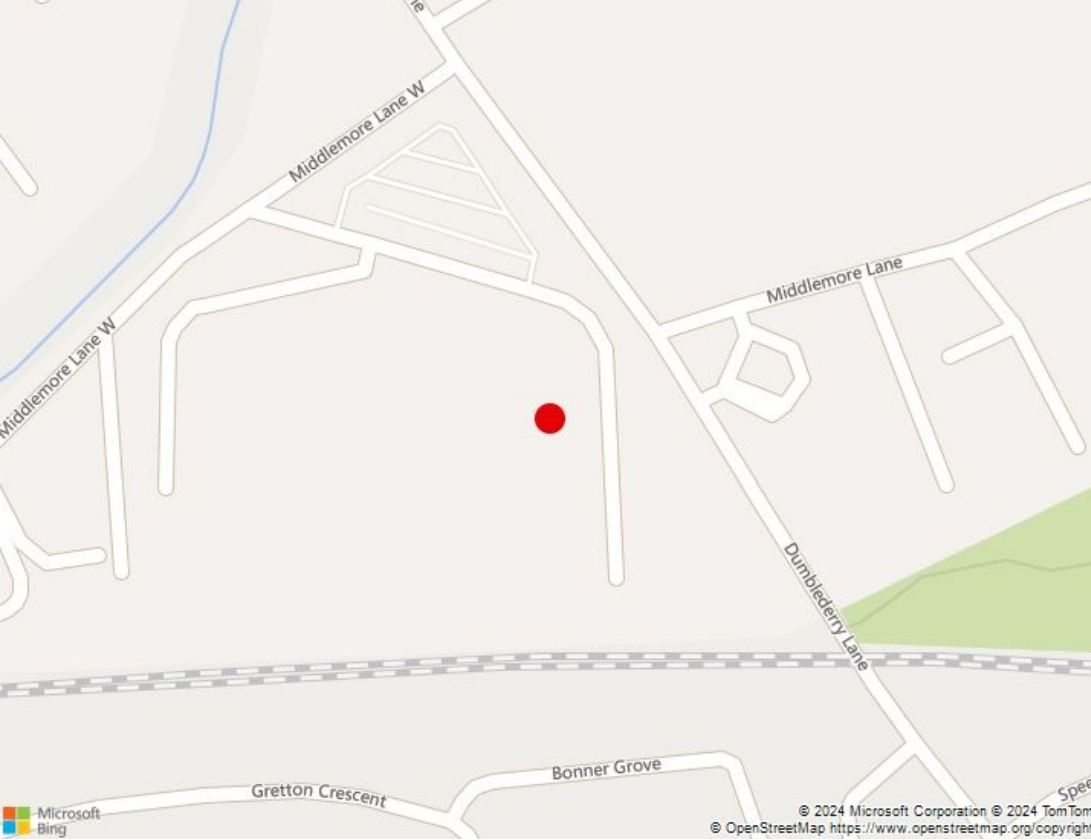


WAREHOUSE PREMISES - TO LET

Unit W4, Westpoint, Middlemore Lane West, Aldridge, Walsall, West Midlands, WS9 8DT

12,762 SqFt (1,185.59 SqM) | £70,000 per annum exclusive





KEY FEATURES

- Well presented warehouse accommodation with roller shutter access
- 3-phase electrical power supply
- Ample on site parking
- Popular and well established commercial location
- Within driving distance of the M6 motorway & M6 Toll Road
- Secure site with 24/7 access

LOCATION

The property is situated within the well established Westpoint Business Park having access from Middlemore Lane West off Dumbleberry Lane in Aldridge. Middlemore Lane West continues west having access with Bosty Lane (B5154) which links nearby with Walsall Road (A454) and Lichfield Road (A461). Aldridge town centre is approximately 3 miles to the north east of Walsall town centre and is within easy reach of the Midlands motorway networks, including M6 Motorway and M6 Toll Road.

DESCRIPTION

The subject property comprises a self-contained, mid terrace, industrial warehouse building which benefits from a recently installed electronically operated roller shutter access door to the front elevation. The building is of concrete portal frame construction surmounted by a pitched roof incorporating roof lights. The property offers predominantly open plan accommodation with single WC. Ample parking is available to the front elevation and on site.



Area	SqFt	SqM
WAREHOUSE	12,762	1,185.59
Total Floor Area	12,762	1,185.59

Unit W4, Westpoint, Middlemore Lane West, Aldridge, Walsall, West Midlands WS9 8DT



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

£70,000 per annum exclusive

SERVICE CHARGE

A Service Charge is payable for the maintenance of the shared areas of the site. Further details are available on request.

EPC

Assessment awaited.

BUSINESS RATES

Rateable Value £38,250

Rates Payable 2024/2025 £19,086.75 prior to any transitional arrangements. 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 costs in relation to this matter.

VAT

All figures are quoted exclusive of VAT which we understand 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

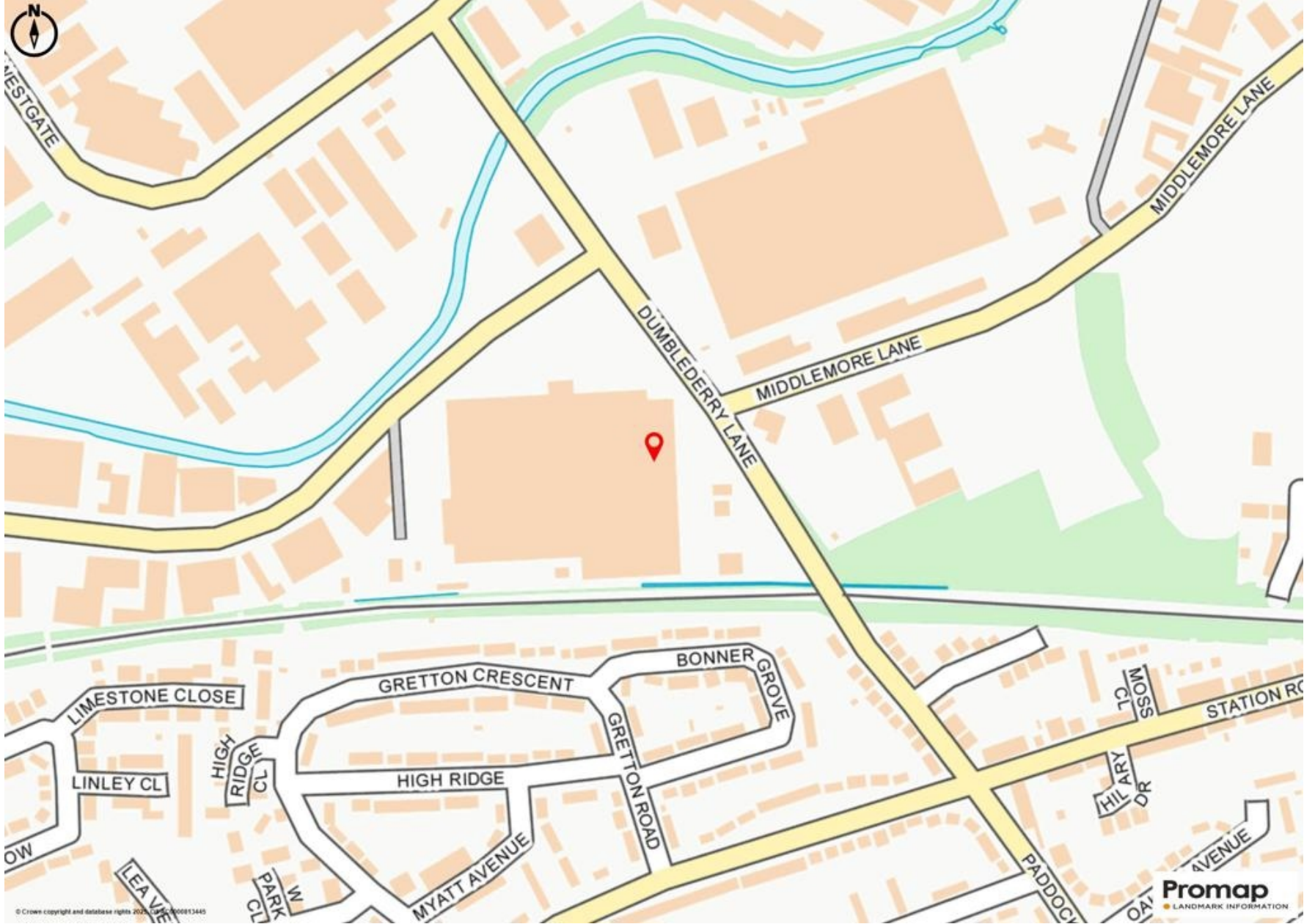


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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



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