



# WAREHOUSE PREMISES - TO LET

Unit 78, Empire Industrial Park, Aldridge, Walsall, West Midlands, WS9 8UY



**1,511 SqFt (140.37 SqM) | £17,000 per annum exclusive**

## Key Features

- Rare opportunity
- Front roller shutter access door
- Well established commercial estate
- Well presented accommodation recently refurbished
- Popular industrial location
- Outskirts of Aldridge town centre within nearby driving distance of Walsall Road A461



## LOCATION

The subject property is prominently situated within Empire Industrial Park off Brickyard Road on the outskirts of Aldridge town centre. Brickyard Road has nearby access with Walsall Road (A461) which in turn provides access to the south with Walsall town centre (4 miles) and alternatively north with Lichfield City Centre (7 miles) together with the areas of Walsall Wood, Brownhills and further with Sutton Coldfield.

## DESCRIPTION

The subject property comprises an end of terrace warehouse building of steel portal frame construction surmounted by a pitched roof covering which has undergone refurbishment. The building offers warehouse accommodation which incorporates offices and WCs. The premises benefit from a roller shutter door access from the front elevation and ample parking. Empire Industrial Park is situated off Brickyard Road within an established industrial location on the outskirts of Aldridge town centre.

| Area             | SqFt  | SqM    |
|------------------|-------|--------|
| TOTAL GIA        | 1,511 | 140.37 |
| Total Floor Area | 1,511 | 140.37 |

## TERMS

The property is available on the basis of a new Full Repairing and Insuring lease.

## ASKING RENT

£17,000 per annum exclusive

## BUSINESS RATES

Current Rateable Value - £11,750. Businesses may benefit from up to 100% Small Business Rate Relief. Interested parties are advised to make their own enquiries with the Local Authority (Walsall) for verification purposes.

## EPC

Awaiting reassessment.

## MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful applicant.

## LEGAL COSTS

Each party is to bear their own legal costs in relation to this transaction.

## VAT

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

## VIEWING

Strictly by prior appointment, please contact:

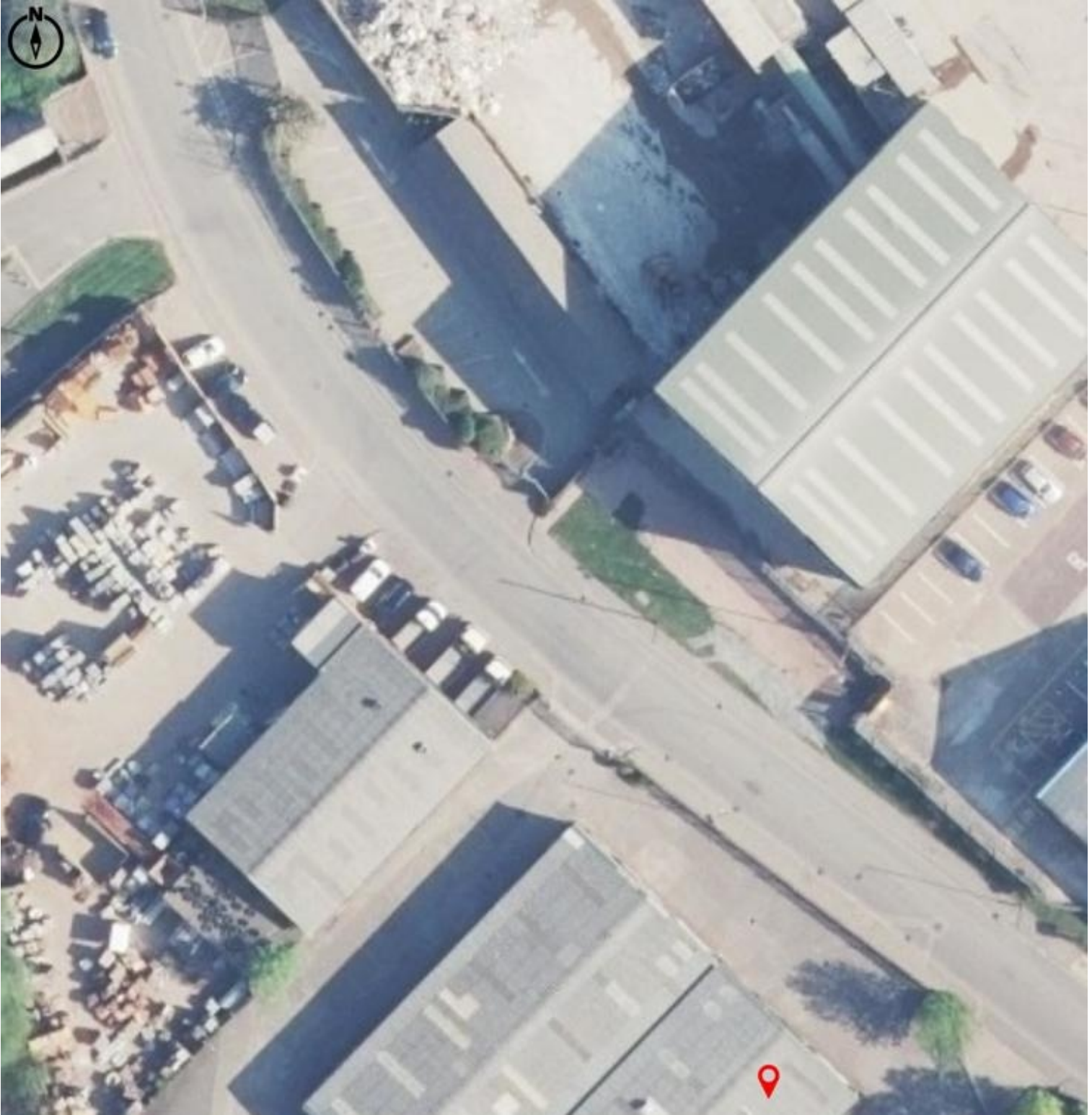


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