



WAREHOUSE PREMISES - TO LET

Unit 19B Empire Close Industrial Park, Aldridge, Walsall, West Midlands, WS9 8UQ



5,099 SqFt (473.7 SqM) | £35,750 per annum exclusive

Key Features

- Well established industrial location
- Front roller shutter access door
- Warehouse with office and WC accommodation
- 10 car parking spaces
- 4.1m minimum working eaves height
- Within easy driving distance of Aldridge town centre



LOCATION

The property is located in a well-established industrial area fronting Empire Close, a short distance from its junction with Brickyard Road and within easy reach of Aldridge town centre.

Aldridge is well placed for access to Walsall town centre which is approximately 2.5 miles to the south west. Junction 10 of the M6 Motorway is within easy driving distance and provides access to the wider Midland motorway network.

Birmingham City Centre is approximately 10 miles to the south east.

DESCRIPTION

The subject property comprises a self contained warehouse building incorporating an office and WC, positioned within a popular industrial estate on the outskirts of Aldridge town centre.

The property has the benefit of a roller shutter access door to the front elevation and offers 10 designated car parking spaces.

Area	SqFt	SqM
WAREHOUSE	4,918	456.88
OFFICE/ANCILLARY	181	16.81
Total Floor Area	5,099	473.7

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

£35,750 per annum exclusive

BUSINESS RATES

Rateable Value £27,750 obtained from the Valuation Office Rating List. Rates Payable 25/26 - £13,847.25 prior to any transitional arrangements. Interested parties are advised to make their own enquiries with the Local Authority (Walsall) for verification purposes.

EPC

Energy Performance Asset Rating Band E - 101.

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.

LEGAL COSTS

Each party will be responsible for their own legal costs in relation to this matter.

VAT

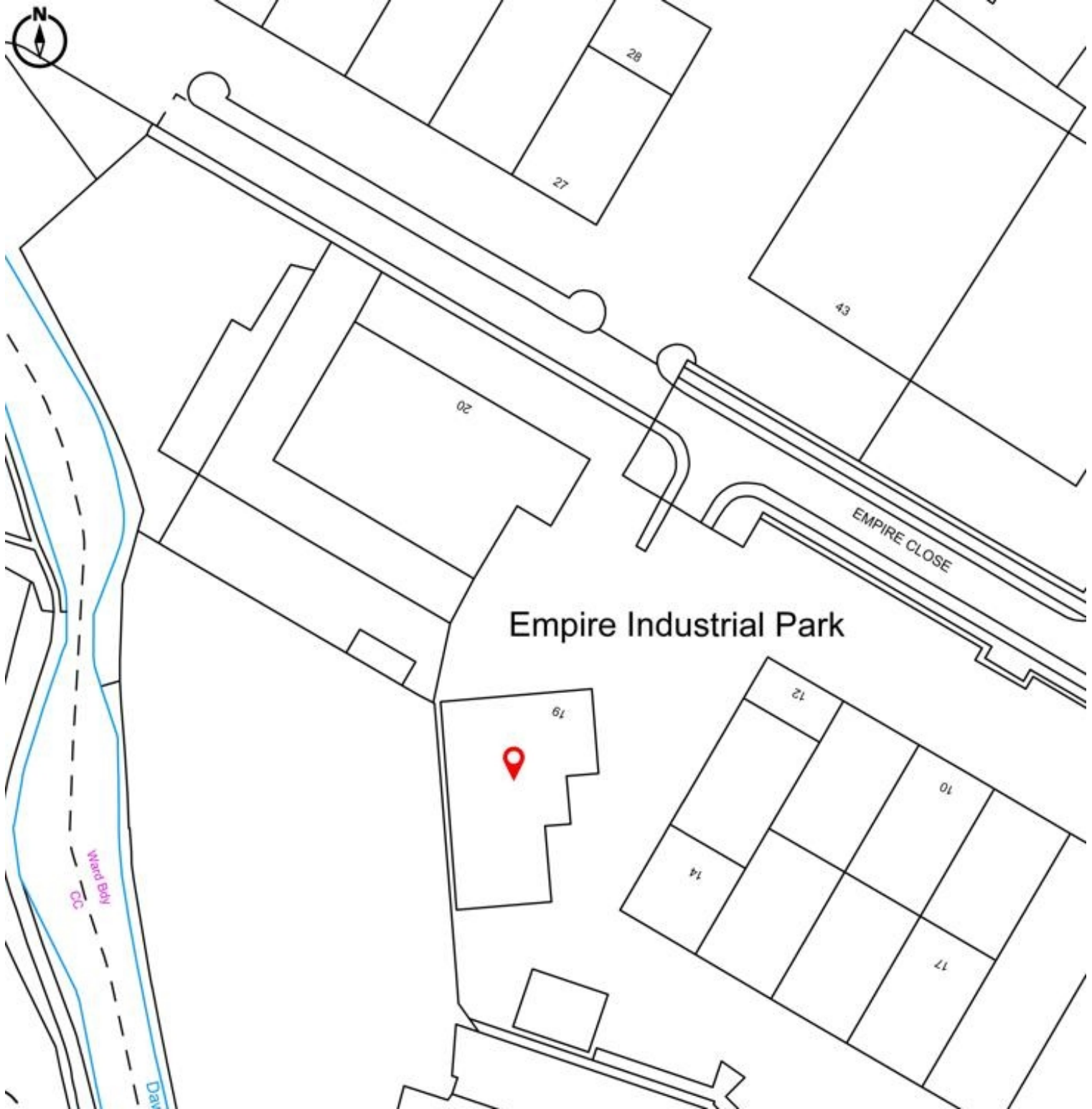
All figures are quoted exclusive of VAT which we understand will be payable in this instance - solicitors to confirm.

VIEWING

Strictly by prior appointment, please contact:



Ben Nicholson MRICS
 DDI: 0121 362 1532
 Mob: 07889 407650
 E: ben.nicholson@burleybrowne.co.uk



0121 321 3441
www.burleybrowne.co.uk



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