



DRAFT PARTICULARS

TO LET

INDUSTRIAL WAREHOUSE with YARD & OFFICES

Units 5-7, Empire Industrial Estate, Brickyard Road, Aldridge, Walsall, WS9 8UD



UNIT SHOWN PRE-REFURBISHMENT

13,276 sqft

(1,233.4 approx)

YARD AND PARKING AREAS WITH PALISADE FENCING

COMPETITIVE RENT & FLEXIBLE TERMS AVAILABLE

INTERNAL REPAIRING LEASE – NO ROOF REPAIR OBLIGATION





LOCATION

The property is located in a well-established industrial area fronting Brickyard Road and within easy reach of Aldridge Town Centre providing comprehensive local facilities. Aldridge is well placed for access to Walsall Town Centre which is located approximately 2 ½ miles distant. 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 property provides an interconnected three-bay industrial warehouse with brick/metal clad elevations surmounted by a profile clad roof with translucent roof lights. The warehouse provides a concrete floor, 3.7m eaves height and new LED lighting with loading via 3 x manual roller shutter doors of 3.6m (w) x 3.6m (h).

Refurbished offices with new electric heaters and LED lighting are constructed with flat roof over to the front elevation providing open plan offices, kitchenette and welfare facilities.

Externally, loading provided to the rear of each bay from a shared yard, with parking to the front and side elevations with the estate further benefiting from secure palisade fencing.

ACCOMMODATION

UNIT	SQM	SQFT
Warehouse	1,080	11,625.1
Offices	153.4	1,651.2
TOTAL GIA	1,233.4	13,276.3

TENURE

The premises are available by way of a new internal repairing and insuring lease for a term of years to be agreed.

RENTAL

Quoting Rental £6.25 per sqft

RATES

UNIT	2023 RV
5-7	To be reassessed

PLANNING

All interested parties to make their enquiries to the Local Planning Authority.

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

SERVICE CHARGE

A service charge is levied for the maintenance of common areas. Further details available from the agents.

LEGAL COSTS

Each party to bear their own.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

EPC

UNIT	BAND	RATING
Unit 5-7	TBC post works	TBC post works

VIEWING

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Harris Lamb Limited Conditions under which Particulars are issued

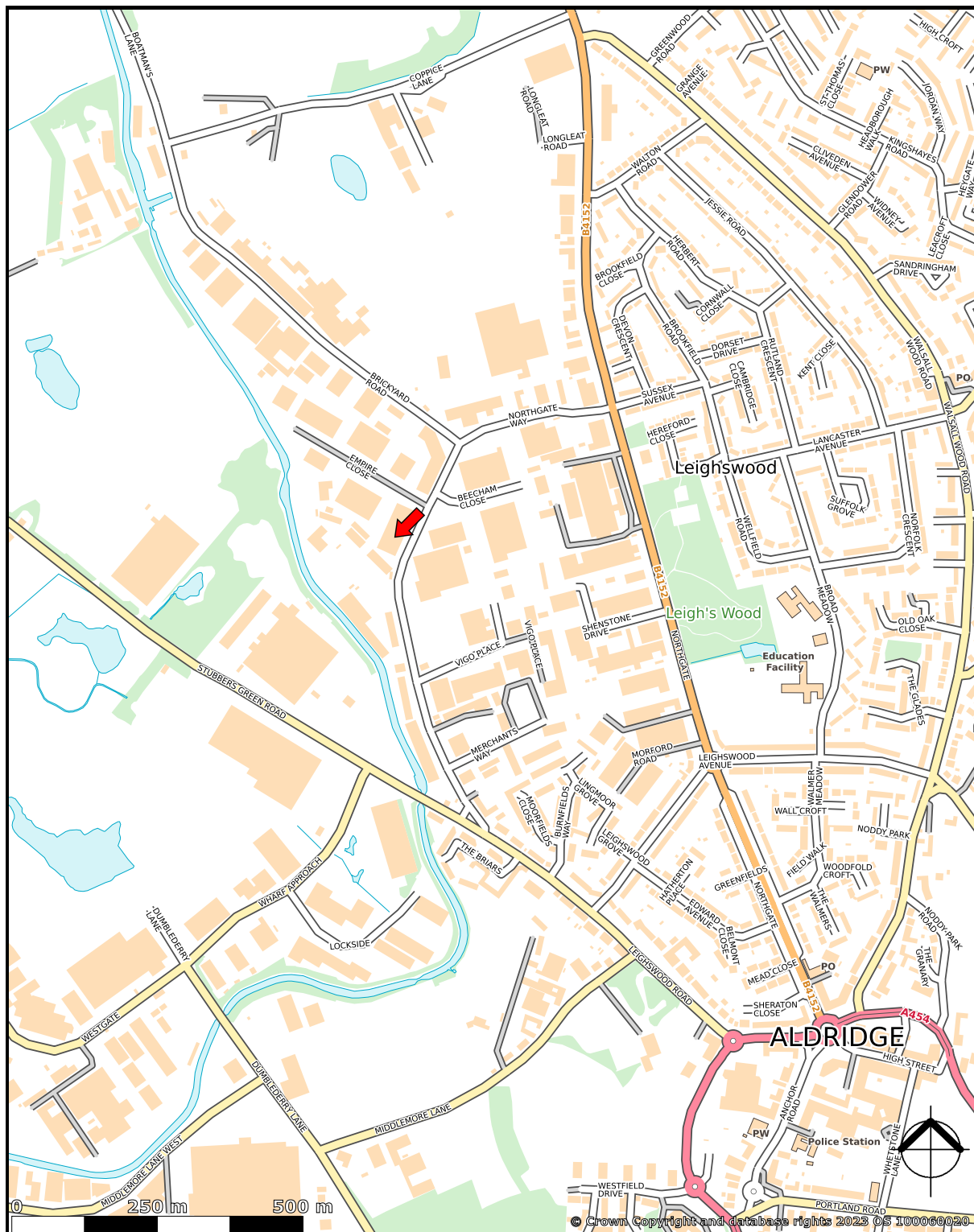
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Plotted Scale - 1:10,488