



MODERN OFFICE SUITE TO LET

Unit 1c Rossway Business Centre, Wharf Approach, Aldridge, Walsall, WS9 8BX



2,884 SqFt (267.92 SqM) | £45,000 per annum exclusive

Key Features

- Excellently situated within established business park
- 12 parking spaces available
- Predominantly open plan with some private offices and a meeting room
- Prominent position on Wharf Approach
- Air Conditioning/Heating, Natural Light, Part LED Lighting and Carpet floor coverings
- New Lease



LOCATION

The premises are prominently situated fronting Wharf Approach within the established Rossway Business Park, Aldridge. The business park can be approached from either Leighswood Road or Dumblederry Lane and which provide access to the A454 Walsall Road and A461 Lichfield Road. Birmingham City Centre lies approximately 10 miles to the south and Walsall Town Centre approximately 3 miles west. All local amenities including shopping centre and major transport connections are within easy driving distance.

DESCRIPTION

The premises comprise excellent quality office accommodation with a ground reception and first floor predominantly open plan space with a handful of private partitioned offices and a meeting room. The specification includes air conditioning/heating, suspended ceiling, carpeting, part LED lighting and benefit from natural light from 3 elevations. A kitchen and WCs are also located on the first floor.

Area	SqFt	SqM
Ground	367	34.09
First	2,517	233.83
Total Floor Area	2,884	267.92

TERMS

The property is available by way of a new 5 year lease on effectively full repairing and insuring terms.

ASKING RENT

£45,000 per annum exclusive

SERVICE CHARGE

A Service Charge will be payable towards the cost of external and communal area maintenance.

BUSINESS RATES

Rateable Value - £27,750

Rates Payable 2023/2024 - £13,847.25 prior to any transitional arrangements or small business relief.

Interested parties are advised to make their own enquiries with the Local Authority (Walsall) for verification purposes.

EPC

Energy Performance Certificate Available Upon Request

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 incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which will be payable

VIEWING

Strictly by prior appointment, please contact:



Eleanor Robinson

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B 27/05/08 OFFICE LAYOUT AMENDED M.F.P.
 A 04/04/08 BOXES ADDED AND TOILETS AMENDED M.F.P.

Project
 ROSSWAY PARK
 ALDRIDGE

Title
 PROPOSED OFFICE LAYOUT

status
 APPROVAL

DRAWN M.F.P.	DRG. No.
DATE 25/02/08	3397/004B
SCALE	

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