



# INDUSTRIAL/WAREHOUSE PREMISES - TO LET

Land & Buildings, Standalone Building, Westgate, Aldridge, WS9 8BS



**BURLEY  
BROWNE**  
CHARTERED SURVEYORS  
0121 321 3441

**6,609 SqFt (613.98 SqM) | £53,500 per annum exclusive**

## Key Features

- Secure gated yard together with parking
- 3 roller shutter doors
- Established commercial location
- Minimum internal eaves height 5.75m
- Prominent roadside position
- Situated in popular area on the outskirts of Aldridge town centre



## LOCATION

The subject property is situated on the northern side of Westgate within the established commercial area of Aldridge. The premises are situated close to the junction with Tintagel Way, occupying a prominent roadside position. Westgate continues to the east having access with Wharf Approach and Dumblederry Lane, the latter continuing south and forming with Walsall Road (A454). Aldridge Town Centre is located 1 mile to the east and Walsall town centre is 4 miles to the south west. The M6 Toll Road and M6 Motorway are within driving distance.

## DESCRIPTION

The subject property comprises a standalone detached warehouse/workshop which benefits from a large yard fronted by a secure gated entrance with perimeter metal palisade fencing. The property also offers ample parking provisions together with side and rear external storage space. The building is of modern steel portal frame, surmounted by a pitched roof covering. 3 roller shutter level loading access doors are installed.

## TERMS

The property is available on the basis of a new lease, the terms of which are to be agreed by negotiation.

## ASKING RENT

£53,500 per annum exclusive

## BUSINESS RATES

Current Rateable Value £34,000.

Rates Payable 2023/2024 £16,996.00 prior to any transitional arrangements.

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

## EPC

Assessment awaited where appropriate.

## 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 to be responsible for their own legal costs incurred in the transaction.

## VAT

All figures are quoted exclusive of VAT which may be payable, solicitors to confirm.

## VIEWING

Strictly by prior appointment, please contact:



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