



# STORAGE LAND - TO LET

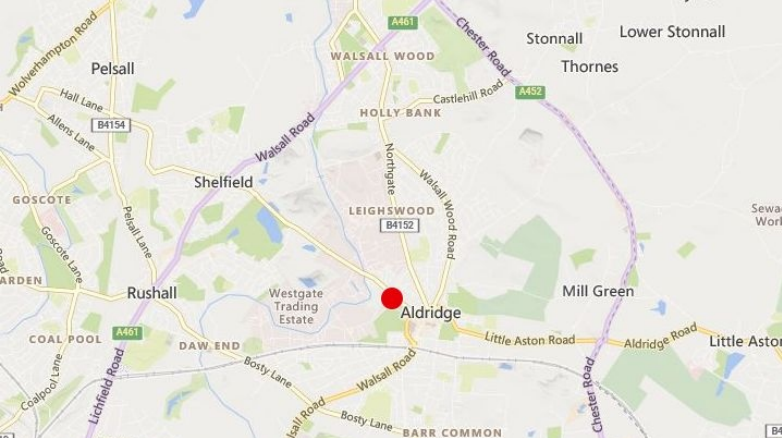
Land At Middlemore Lane, Aldridge, Walsall, West Midlands, WS9 8SP



**1.45 Acres (0.59 Hectares) | £70,000 per annum exclusive**

## Key Features

- Rare opportunity for Open Storage Land
- Secure site with perimeter fencing and gated entrance
- Prominent position
- Popular commercial location
- Flexible terms considered
- Outskirts of Aldridge town centre



## LOCATION

The premises are situated on the north side of Middlemore Lane, just a short distance from its junction with Leighswood Road, about half mile to the north west of Aldridge town centre. The property is well placed to access other local areas including Sutton Coldfield to the south east and Walsall to the south west with access to the M5 and M6 Toll within easy driving distance.

## DESCRIPTION

The subject property comprises an open storage site which is situated within a well established and popular commercial location on the outskirts of Aldridge town centre. The site has perimeter fencing and benefits from a secure gated entrance.

Area	Acres	Hectares
SITE	1.45	0.59
Total Floor Area	1.45	0.59

## TERMS

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

## ASKING RENT

£70,000 per annum exclusive

## BUSINESS RATES

To be reassessed. Interested parties are advised to make their own enquiries with the Local Authority (Walsall).

## 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. For a company, any person owning more than 25% must provide the same.

## LEGAL COSTS

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

## VAT

All figures are quoted exclusive of VAT, which we are advised will be payable in this instance.

## VIEWING

Strictly by prior appointment, please contact:



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