

WAREHOUSE/INDUSTRIAL UNIT - TO LET

Unit 15, Beecham Business Park, Northgate, Aldridge, West Midlands, WS9 8TZ



4,000 SqFt (371.6 SqM) | £30,000 per annum exclusive

Key Features

- Well presented warehouse accommodation
- 3.5m minimum working eaves height
- Outskirts of Aldridge town centre
- Refurbished space including new Roller Shutter Door, Roof and LED Lighting
- Situated within popular Beecham Business Park
- Within driving distance of M6 & M6 Toll Road



**BURLEY
BROWNE**
CHARTERED SURVEYORS
0121 321 3441

LOCATION

Beecham Business Park fronts the busy Northgate road, one of the arterial routes into Aldridge and a popular industrial and business location. The estate is situated less than 1 mile north of Aldridge Town Centre, which provides shopping, food outlets and banking facilities. Aldridge is situated approximately 3 miles north-east of Walsall town centre and is located between the M6 and the M6 Toll, which provide easy access to the cities of Birmingham & Wolverhampton. Beecham Business Park provides a range of industrial and warehouse units, with the majority of units located within a fenced and gated boundary. The units are suitable for a variety of business uses including warehouse and distribution, and manufacturing.

DESCRIPTION

The property comprises an industrial/warehouse unit which was refurbished in 2021 and is available for immediate occupation. The steel framed building presents to a high standard including steel insulated roof, steel clad elevations, roller shutter door access, LED lights and WC facilities together with tea point and single office.

Area	SqFt	SqM
WAREHOUSE	4,000	371.6
Total Floor Area	4,000	371.6

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

£30,000 per annum exclusive

SERVICE CHARGE

A Service Charge is levied for the maintenance and upkeep of the common areas of the estate services including security. Further details are available on request.

BUSINESS RATES

Current Rateable Value £13,500 obtained from the Valuation Office Rating List. Interested parties are advised to make their own enquiries with the Local Authority (Walsall).

EPC

Energy Performance Asset Rating Band D - 80.

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 is to be responsible for their own legal costs.

VAT

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

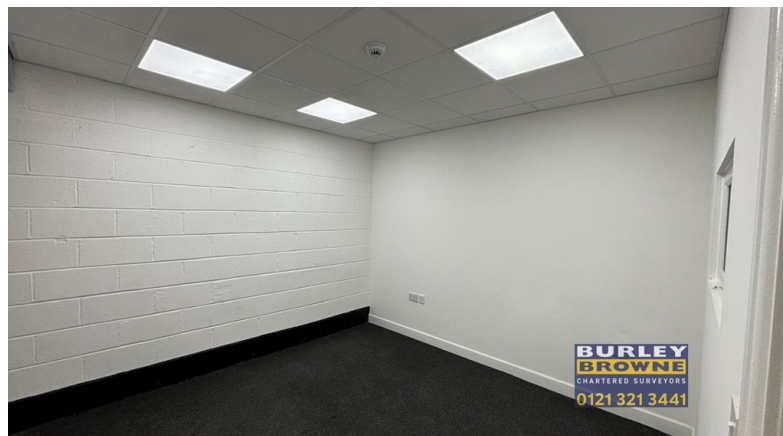
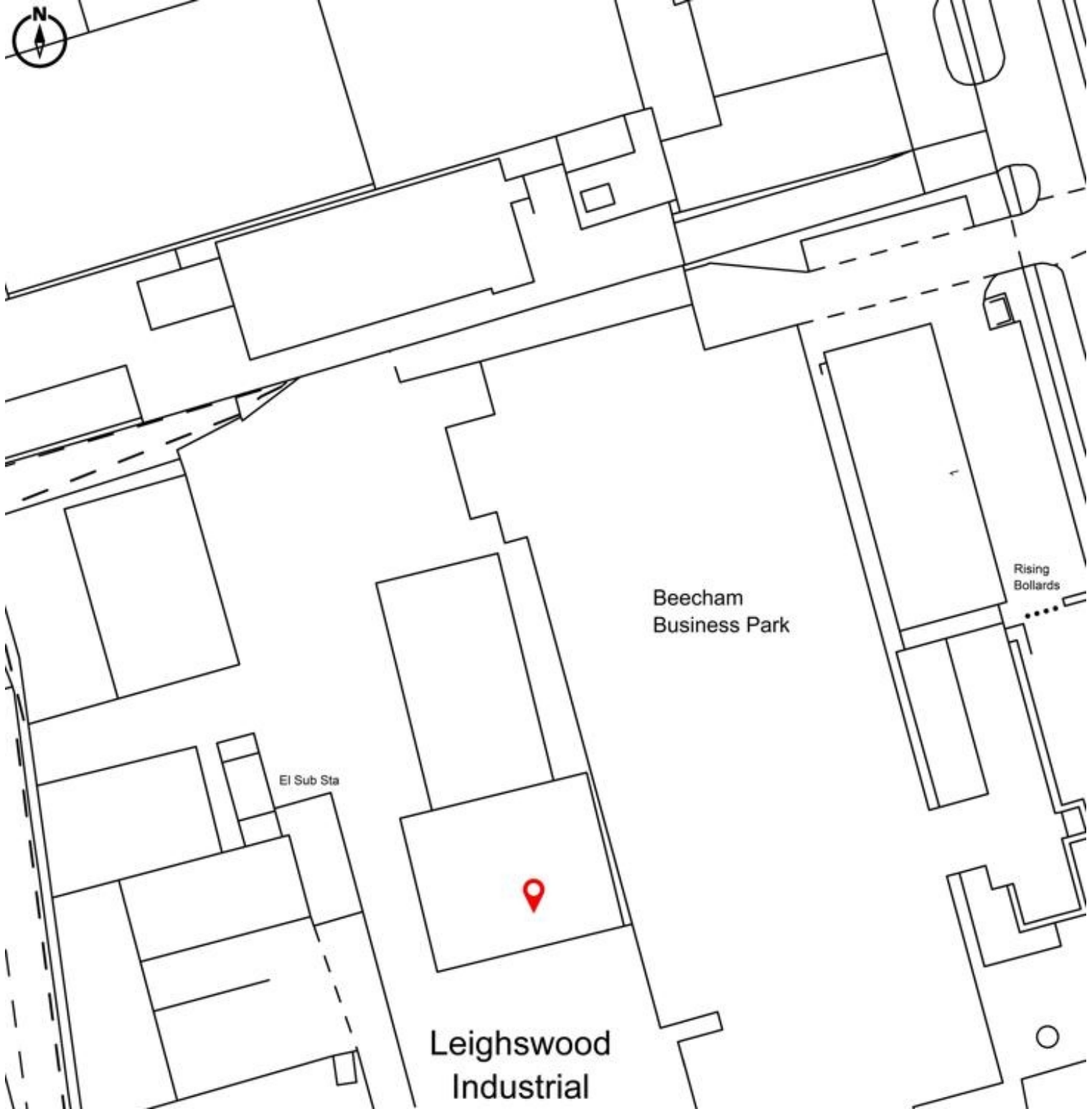
VIEWING

Strictly by prior appointment, please contact:



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

Unit 15, Beecham Business Park, Northgate, Aldridge, West Midlands WS9 8TZ



0121 321 3441
www.burleybrowne.co.uk



Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.