



# INDUSTRIAL/WAREHOUSE PREMISES - TO LET

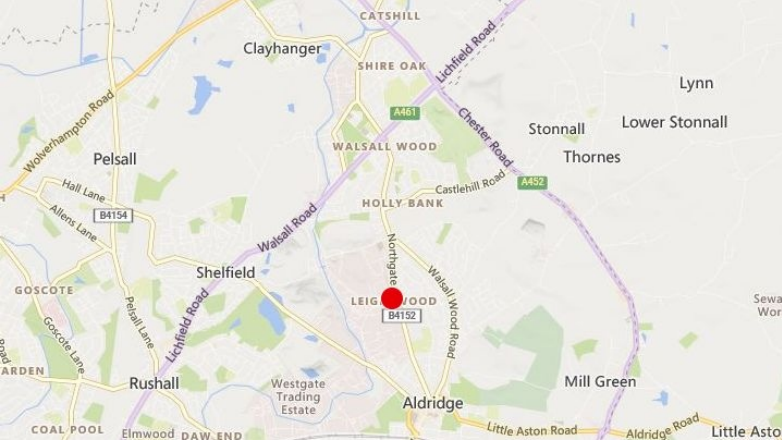
Unit 3, ABS Business Park, Northgate, Aldridge, Walsall, West Midlands, WS9 8TH



**1,291 SqFt (119.93 SqM) | £18,000 per annum exclusive**

## Key Features

- Well positioned property on busy Northgate
- Minimum eaves height 4.5m
- Popular and well established commercial location
- Parking available
- Electric roller shutter door (4.3m x 3.2m)
- Within driving distance of M6 & M6 Toll Road



## LOCATION

The subject property is prominently positioned on the busy Northgate, one of the arterial routes into Aldridge and a popular industrial and business location. The location 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.

## DESCRIPTION

The subject property comprises an end of terrace industrial/warehouse unit of steel portal frame construction which benefits from having a new roof together with a new electric roller shutter door (4.3m x 3.2m). The unit benefits from excellent road frontage onto Northgate Road and therefore will suit a variety of users who can benefit from exceptional road advertising. The unit also has a WC and tea point.

Area	SqFt	SqM
TOTAL GIA	1,291	119.93
Total Floor Area	1,291	119.93

## TERMS

The property is available on the basis of a new Full Repairing and Insuring lease.

## ASKING RENT

£18,000 per annum exclusive

## SERVICE CHARGE

A Service Charge will be payable towards the shared maintenance of the estate. Further details are available on request.

## BUSINESS RATES

Current Rateable Value £6,800 obtained from the Valuation Office Rating List. Rates Payable for 2024/2025 are £3,393.20 prior to any transitional arrangements or small business relief. However, businesses may benefit from 100% business rate relief on this property. Interested parties are advised to make their own enquiries with the Local Authority (Walsall).

## EPC

Reassessment awaited.

## 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 understand will be payable in this instance.

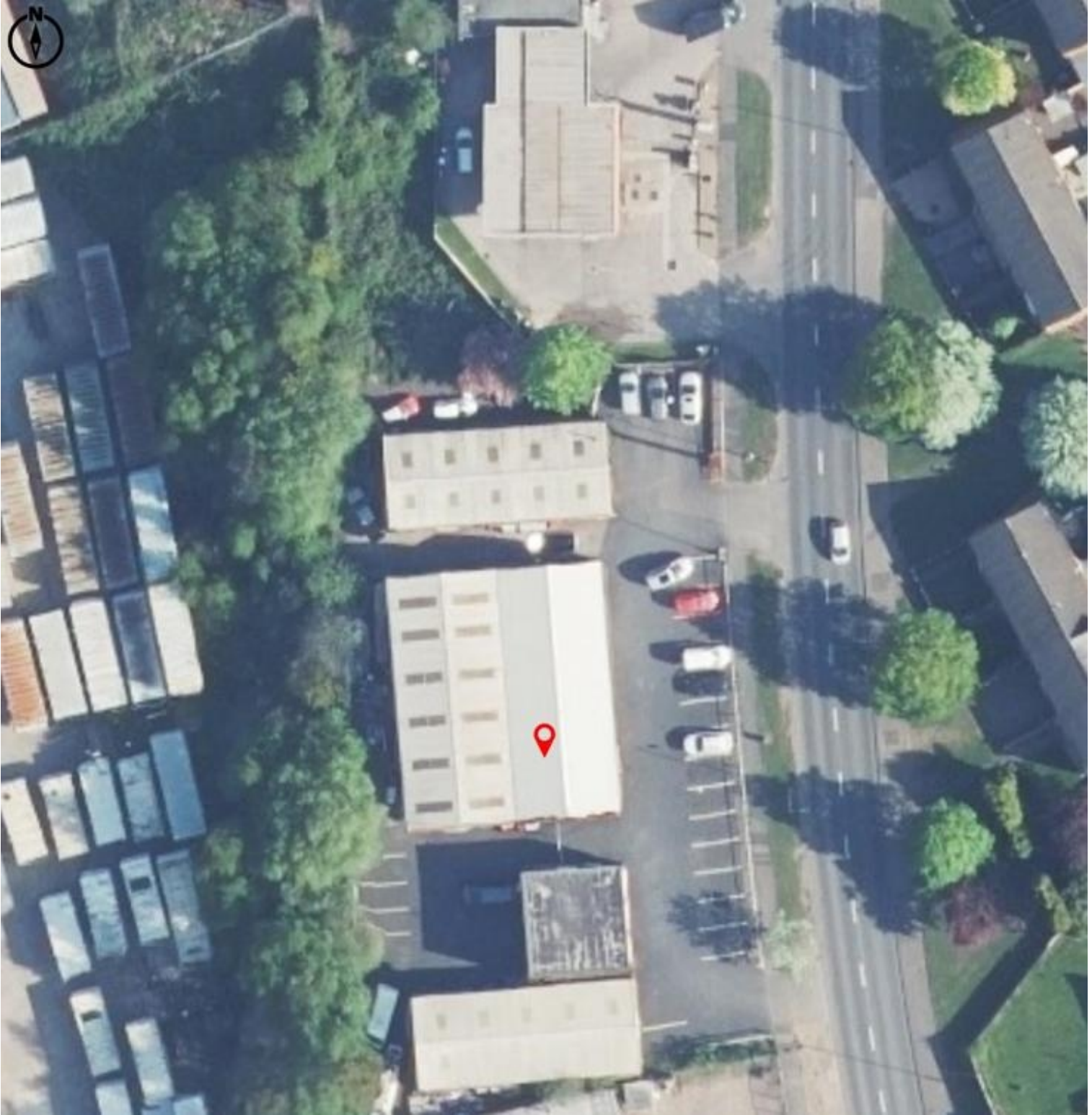
## VIEWING

Strictly by prior appointment, please contact:



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