

Unit 91, Empire Industrial Park

Brickyard Road
Aldridge
Walsall
WS9 8UY



36,258 Sq Ft



**5.67m eaves
height, 7.5m apex
height**



**4 Level Access
Doors**



40m yard depth

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 what3words ///energetic.tonic.moves

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Specification

- Detached, double-bay unit
- 5.67m max. eaves height, 7.5m to the apex
- 4 roller shutter doors (2 at the rear, 2 to the side)
- Two storey offices
- Large secure yard with max. 40m yard depth
- Approx 36 car parking spaces, including 4 EV charging spaces. Further parking available at rear.
- Immediately available

EPC

Energy Performance Rating – C56.

Business Rates

We understand that the property has a Rateable Value of £147,000 (1 April 2023) as listed on the Valuation Office Agency website. Interested parties are advised to make their own enquiries.

Accommodation

	Sq Ft	Sq M
Warehouse	32,773	3,045
Offices	2,845	264
Warehouse Office	294	27
Warehouse Facilities	222	21
Canteen	124	12
TOTAL	36,258	3,369

Services

We understand this property has connections to all of the usual mains services. Interested parties are advised to make their own enquiries of the relevant authorities regarding the use of these services.

Legal Costs

Each party will be responsible for its own legal costs incurred in the transaction.

Terms

The property is available by way of assignment of the existing lease expiring in May 2028.

VAT

VAT will be chargeable at the current rate.

Money Laundering

The money laundering regulations require identification checks are undertaken for all parties leasing the property. Before a business relationship can be formed we will request proof of identification for the leasing entity.

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Lease Terms

Passing rent: £187,862.40 (+VAT) per annum
 Rent Reviews: March 2024 and March 2027
 Lease End: May 2028
 Permitted Use: Industrial and warehousing purposes

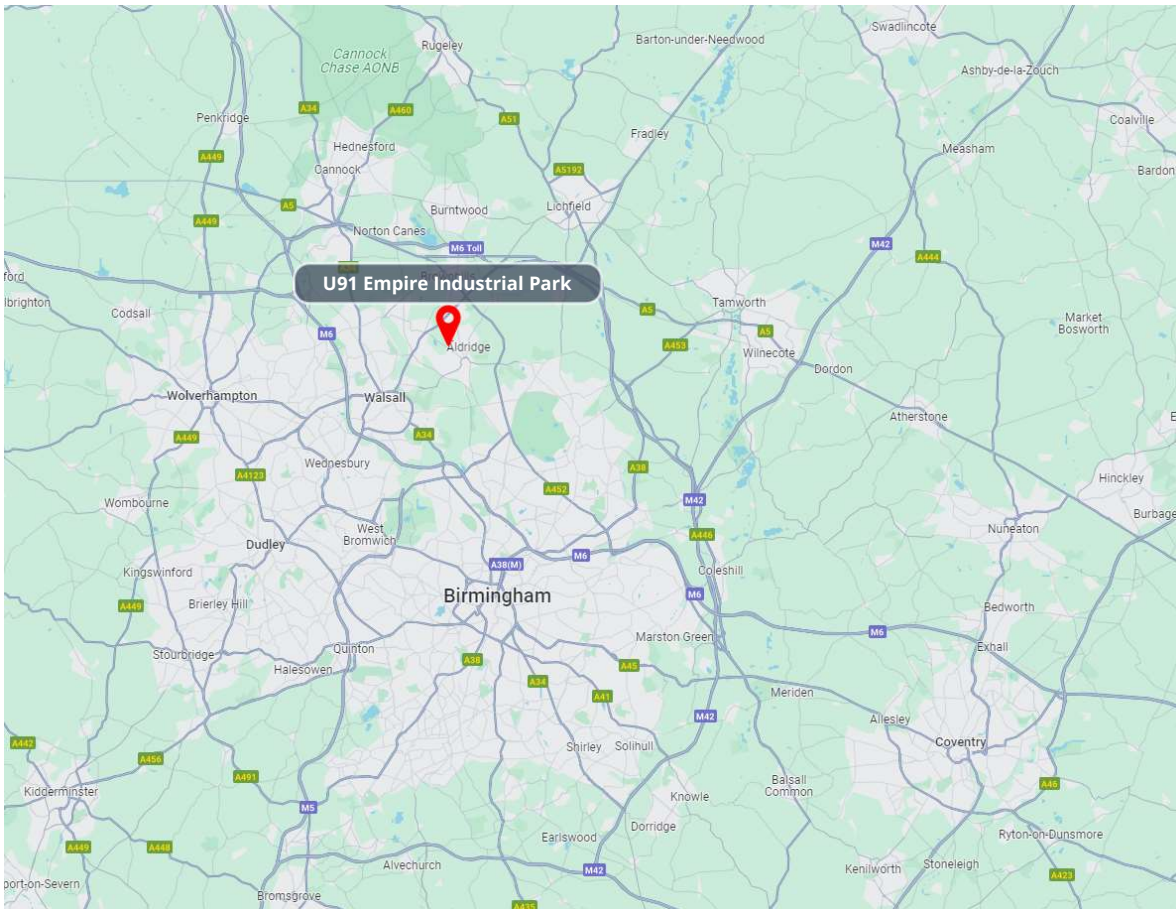
Service Charge

A service charge is levied for the upkeep of the common estate. The current service charge apportionment is approximately £8,918 (+ VAT) per annum.

Location

The property is located on Empire Industrial Park, a prominent industrial location in Aldridge. Located within 3.5 miles of the A5 and 6.5 miles of M6 J9, it is in close proximity to the centre of Aldridge (1.5 miles) and Walsall (4 miles), making this a good location for local, regional and national businesses alike.

The location is in a good warehousing and industrial location, with local occupiers including Greenham, Ibstock, Arrowpoint, Veolia and City Plumbing.



Destination	Distance	Drive Time
Aldridge Town Centre	1.5 miles	4 mins
A5	3.5 miles	10 mins
Walsall Town Centre	4 miles	12 mins
M6 (Junction 9)	6.5 miles	18 mins
M5 (Junction 1)	9.5 miles	22 mins
Wolverhampton City Centre	10.7 miles	30 mins
Birmingham City Centre	12.7 miles	30 mins

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For more information, please contact

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1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.



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