

Office 1
Vigo Place,
Aldridge,
WS9 8UG

First Floor Office To Let: £24,700 Per Annum



DESCRIPTION

Vigo Place is currently offering a recently refurbished, serviced office suite available for immediate occupation. Offering flexible terms ranging from monthly to long-term leases, the suite is ideal for both small and established businesses. The open-plan space is bright, with multiple windows providing lots of natural light.

Key features include designated car parking, on-site storage, 24-hour access with security, and an optional boardroom available for hire. The suite includes utilities such as electricity, water, and maintenance. Please note, furnishings are not provided.

ACCOMMODATION

First Floor - Approx. 77.18 sq. meters / 830.76 sq feet GIA

LOCATION

The property is located on the northern side of Vigo Place, a cul-de-sac on the outskirts of Aldridge town centre. Situated within a well-established and popular commercial area, Vigo Place offers convenient access via Brickyard Road, which connects to both Northgate and Stubbers Green Road.

Aldridge is approximately 5 miles north of Walsall town centre and is within easy reach of the A5 to the west, providing direct links to the M6 Toll Road. The property benefits from excellent transport connections, being close to the busy B4152 with access to both northbound and southbound routes.



ASKING RENT

£24,700.00 Per Annum.

The rent is inclusive of electricity, water, common and external maintenance. A full schedule of inclusions can be provided upon request.

TERMS

The property is offered to let and is available by way of a new lease.

BUSINESS RATES

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

VAT

All figures quoted are exclusive of VAT which applies to the property and is payable in addition.

EPC

A full copy of the Energy Performance Certificate is available upon request.

VIEWINGS

Strictly by prior appointment through Agents - AE Commercial. Should you wish to view it, please do not hesitate to contact us.

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

CONTACT US

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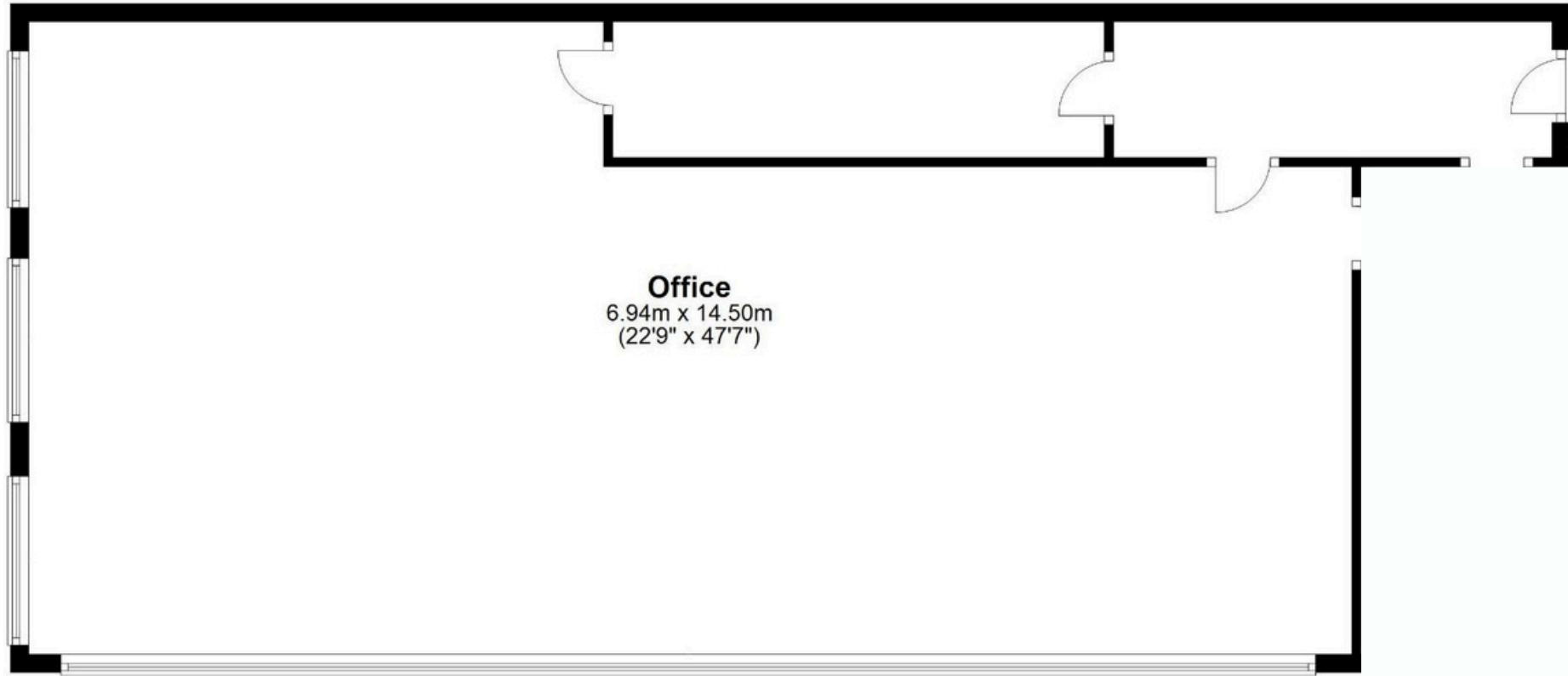
kbeswick@aecommercial.co.uk

Disclaimer - Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.



**Office 1, Vigo Place
First Floor**

Total area: Approx 77.18 sq. meters / 830.76 sq feet GIA



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FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE.

The position & size of doors, windows, appliances and other features are approximate only.

