

Office to Let at WestPoint,  
Middlemore Lane West,  
Walsall,  
WS9 8BG

To Let: **£7,200 Per Annum**



## DESCRIPTION

A ground floor, self-contained office suite with a WC included within. The space measures approximately 237 sq ft (22 sq m) GIA. Additional amenities include shared car parking adjacent, in addition to this the property benefits from shared access on a secure, fenced, and gated site equipped with overnight security and CCTV surveillance.

## LOCATION

WestPoint Business Park is situated at the junction of Dumblederry Lane and Middlemore Lane West in Aldridge. Aldridge is a town located approximately eight miles north of Birmingham City Centre, eleven miles east of Wolverhampton, and three miles to the north-east of Walsall.

The location boasts several advantages, including easy access to a skilled local workforce and excellent communication links. It provides convenient access to Walsall, Birmingham, Lichfield, Cannock, and many more through the A454 and A451 trunk roads and motorway connections. WestPoint is approximately 2.5 miles from junction 9/10 of the M6 and about six miles from junction 1 of the M5, making it easily accessible by road.



## ASKING RENT

£600 per calendar month exclusive.  
£7,200 Per Annum

## TERMS

The property is offered to let and is available based on a new lease with length to be agreed.

## BUSINESS RATES

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

## LEGAL COSTS

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

## SERVICE CHARGE

A small contribution towards common area maintenance of the site will be levied along with a charge for building insurance.

## VAT

All prices quoted are exclusive of VAT which we understand is applicable and payable in addition.

## EPC

Available upon request from the agent.

## AVAILABILITY

The property is immediately available subject to the completion of legal formalities.

## 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

## VIEWINGS

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

## CONTACT US

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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.

