

Bay 3 & 4 Orbik House,  
Northgate Way,  
Walsall,  
WS9 8TX

**To Let**



## DESCRIPTION

The property is a modern end-terrace warehouse of steel portal frame construction, featuring part brick and block elevations beneath a pitched insulated roof with translucent roof lights.

The unit includes a racked warehouse with concrete flooring, front and rear roller shutter access, LED lighting, substantial power and gas supply.

A first-floor mezzanine offers several cellular offices and additional warehouse storage.

The office space is well-appointed with suspended ceilings, inset LED lighting, carpet flooring, and emulsion-coated walls. Toilet and kitchen facilities are available on the first floor, with additional toilets in the warehouse. Externally, the property benefits from front and rear off-street loading access and a secure side yard.

## LOCATION

The property is situated on Northgate Way, accessed via Brickyard Road and Northgate, about a mile from Aldridge Town Centre.

Northgate connects to the Aldridge Bypass, leading to Walsall Town Centre, 2 miles southwest, and J10 of the M6 motorway. The nearby A461 Lichfield Road provides access to the M6 Toll Road, 4 miles to the north, and Birmingham City Centre, approximately 9 miles to the south.





## ACCOMODATION

	Sq. Meters	Sq. Feet
<b>Unit 3</b>	<b>1,373.1</b>	<b>14,780.36</b>
Ground Floor		
Office	35.4	381.04
Warehouse	910.6	9,801.62
First Floor		
Mezzanine	427.14	4,597.70
<b>Unit 4</b>	<b>2,096.9</b>	<b>22,570.84</b>
Ground Floor		
Industrial	912.97	9,827.13
Office	123.83	1,332.90
First Floor		
Mezzanine	896.71	9,652.11
Office	163.39	1,758.72
<b>Total</b>	<b>3,470</b>	<b>37,351.2</b>

Each unit is available to let on a individual basis or together. Currently the space is internally connected.

## ASKING RENT

Bay 3 - £88,000 Per Annum  
 Bay 4 - £150,000 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

## VAT

All prices quoted are exclusive of VAT which may be applicable in addition.

## EPC

Available upon request from the agent.

## SERVICES

We understand that all mains services are available on or near the subject property. The agents have not inspected or tested the condition of these services, and we advise interested parties to conduct their own investigations.

## 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

01922 929 292

info@aecommercial.co.uk

8 High Street, Sutton Coldfield, B72 1XA

Katie Beswick

07747 100 598

kbeswick@aecommercial.co.uk

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