

# N2A Offices Westpoint Business Park Middlemore Lane West, Aldridge WS9

**TO LET**

**SIZE: APPROX. 5,000 SQ/FT**

- ✓ KITCHEN/CANTEEN
- ✓ W/C FACILITIES
- ✓ AMPLE NATURAL LIGHTING
- ✓ ON-SITE PARKING
- ✓ FULLY REFURBISHED GRADE A OFFICES
- ✓ LARGE OPEN PLAN
- ✓ ESTABLISHED INDUSTRIAL LOCATION
- ✓ ON-SITE SECURITY

**Westprop.**

## **LOCATION**

The premises is located on the junction of Dumblederry Lane and Middlemore Lane West. Aldridge is approximately eight miles north of Birmingham City Centre, eleven miles east of Wolverhampton and three miles to the north-east of Walsall.

WestPoint is an established business park known locally for its history as the home of GKN DRIVELINE.

The site has good access to a local workforce and benefits from good communication links with easy access to Walsall, Birmingham, Lichfield, Cannock and the regions via the A454 and A451 trunk road and J9/10 M6 & J7 M6 / J1 M5.

WestPoint is 2.5 miles approx. from junction 9 /10 of the M6. and six miles from junction 1 of the M5.

## **DESCRIPTION**

Large open plan office space to grade A spec.

The offices are fully refurbished and benefit from excellent natural light throughout.

The site has manned 24hr security.

The offices are on a fully landscaped estate, also benefiting from good size meeting rooms, a modern kitchen and canteen and W/C included.

## **PLANNING**

We advise all interested parties to make their own enquiries with the local authority.



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The logo for Westprop. features the word "Westprop." in a bold, sans-serif font. The letters are colored with a gradient from yellow on the left to red on the right. Below the text is a thick horizontal bar that also follows the yellow-to-red gradient. The bar starts under the 'W', extends across the width of the text, and then turns 90 degrees downwards at the end of the period.

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