



BEECHAM
BUSINESS PARK

NORTHGATE | ALDRIDGE | WALSALL | WS9 8TZ



INDUSTRIAL UNITS AND OFFICE SUITES **TO LET**

UNITS FROM 2,100 TO 45,446 SQ FT

OFFICES FROM 133 TO 4,000 SQ FT

• COMPETITIVE RENTAL TERMS • PROMINENT LOCATION • GATED ESTATE WITH CCTV

LOCATION

Beecham Business Park fronts the busy Northgate road, one of the arterial routes into Aldridge and a popular industrial and business location. The estate lies less than 1 mile north of Aldridge Town Centre, which provides shopping, food outlets and banking facilities. Aldridge is situated approximately 3 miles north-east of Walsall town centre and is located between the M6 and the M6 Toll, which provide easy access to the cities of Birmingham & Wolverhampton.

DESCRIPTION

Beecham Business Park provides a range of industrial and warehouse units, with the majority of units located within a fenced and gated boundary.

The units are suitable for a variety of business uses including warehouse and distribution, industrial, and vehicle repairs.

Beecham Business Park also includes Beecham House, a refurbished office building fronting Northgate, which provides modern office suites with on-site parking.

SERVICE CHARGE

A service charge is levied for the maintenance and upkeep of the common areas of the estate services including security. Further details are available on request.

RENT & LEASE TERMS

Please contact Goold Estates for rents and lease terms.

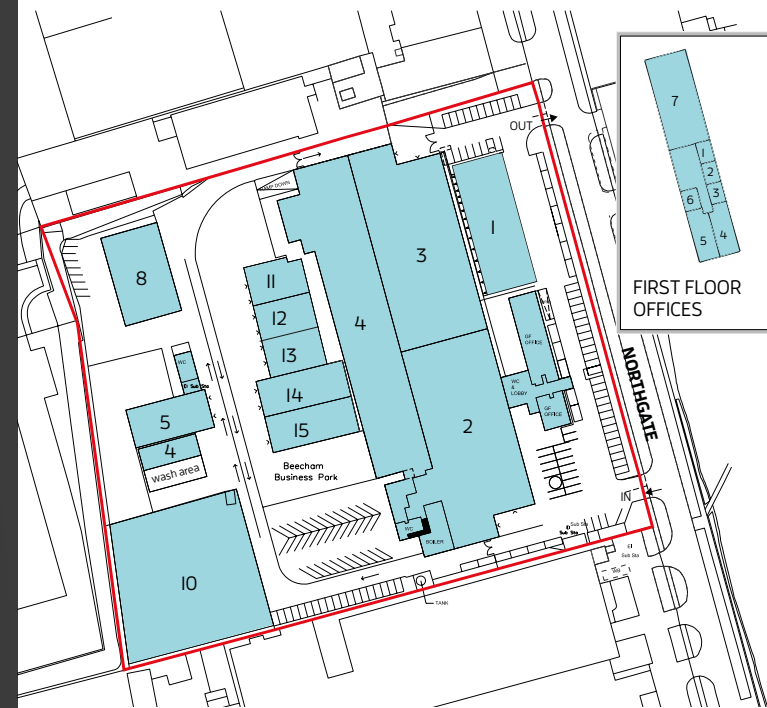
ACCOMMODATION

INDUSTRIAL UNITS

	SQ FT	SQ M
Unit 1	9,120	847.3
Unit 2-3	45,446	4,222.0
Unit 4	26,286	2,442.0
Unit 5	3,788	351.9
Unit 8	6,581	611.4
Unit 10 (Yard)	22,229	2,065.1
Unit 11	2,855	265.2
Unit 12	2,400	223.0
Unit 13	2,100	195.1
Unit 14	3,875	360.0
Unit 15	4,000	372.0

OFFICE SUITES

	SQ FT	SQ M
Ground Floor	4,000	371.6
Suite 1	152	14.1
Suite 2	144	13.4
Suite 3	139	12.9
Suite 4	397	36.9
Suite 5	279	25.9
Suite 6	133	12.4
Suite 7	2,518	233.9
The Hut	198	18.4



BUSINESS RATES

The Tenant will be responsible for the payment of Business Rates direct to the Local Authority.

EPC

EPCs available on request.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

VIEWINGS AND FURTHER INFORMATION

Developed by:

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