

# Cottons

CHARTERED SURVEYORS

TO LET

Unit 7 Brickyard Road, Aldridge,  
Walsall, WS9 8SR

£12,950, per annum, exclusive,  
plus VAT



- Purpose-built, single-storey workshop or warehouse premises with two forecourt parking spaces
- EPC Rating C-74
- Versatile Class E Use - permits a range of general business uses.
- Qualifying occupiers benefit from Small Business Rates Relief enabling modest costs of occupation
- Gross Internal Area 1,310 sq ft. (127.1 sq m.)
- New lease terms by negotiation

Cavendish House, 359 - 361 Hagley Road, Birmingham, B17 8DL

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**Economical single-storey, purpose-built workshop or warehouse premises, suitable for a whole range of other business uses, by virtue of Class E planning. The premises are located in Aldridge, Walsall, within easy reach of the national motorway network and usual amenities. Gross Internal Area 1,310 sq ft. (121.7 sq m.) Rent £12,950, per annum plus VAT .**

#### **Location**

The premises are located in a well-established business area, not far from Leighwood Road and Northgate, and within easy reach of Aldridge Centre, where usual local amenities are available. Walsall Town Centre is approximately 3-miles to the South-West. The national motorway network is accessible at Junction 10 of the M6 Motorway, approximately 6-miles to the West. Birmingham City Centre is approximately 11-miles to the South-East.

#### **Description**

Modern purpose-built workshop or warehouse premises, occupying a middle- of-terrace position, in a block of similar properties. The building is of steel portal frame construction, with blockwork and lined profile metal sheet clad walls and a pitched profile sheet roof, lined to the interior, and a solid concrete floor. The front of the unit is partitioned in low-rise blockwork, to create a reception or office and toilet, with wc and wash basin. The doors and windows at the front of the unit have roller shutter protection and access to the unit is via a roller shutter door at the front.

#### **Accommodation**

The Unit has a Gross Internal Area of 1,310 sq ft. (121.7 sq m). including the office and toilet facilities.

#### **Outside**

Two forecourt parking spaces, alongside the access road serving the Estate.

#### **Services**

The Unit has mains water, drainage, gas and three-phase electricity connected. The premises are heated by means of a suspended gas-fired blower heater.

#### **Lease**

The Unit is offered To Let by means of a new 6-year tenant's full repairing and insuring lease, with an upwards-only rent review, to operate on the third anniversary of commencement. Other lease lengths may be available by way of negotiation.

#### **Rent**

£12,950 (Twelve Thousand, Nine Hundred and Fifty Pounds), per annum, exclusive, payable quarterly in advance., on the standard or usual quarter days, plus VAT.

#### **VAT**

The VAT Exemption, in relation to this property, has been waived. Therefore sums falling due under the lease will attract VAT at the prevailing rate.

#### **Rating**

The premises have a Ratable Value of £9,300, under the 2023 Rating List. Qualifying occupiers will benefit from Small Business Rate Relief. interested parties should contact the charging authority, Walsall District Council, to establish their individual liability for business rates.

#### **Energy Performance Certificate**

The premises have an EPC attracting a Rating C-74, please see the Energy Performance Certificate attached to these Letting Particulars.

#### **Legal Costs**

Each party shall bear their own Legal Costs incurred in connection with the preparation and completion of a new lease.

#### **Viewing**

Viewings strictly by appointment with the sole Letting Agents, Cottons Chartered Surveyors, Telephone 0121 247 2030, Contact: Stephen Sutton or Amanda Starkey, Email: ssutton@cottons.co.uk and astarkey@cottons.co.uk.



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