Unit 2

Aldridge Fields Business Park, Walsall, WS9 8AE

SHEPHERD COMMERCIAL

TO LET

8,152 SQ FT
(757.35 SQ M)

£75,000 PER ANNUM

An 8,152sqft Grade A light industrial space together with 21 car parking spaces.

- First Floor Offices
- 22.3ft Eaves
- Built in 2014
- 1,521sqft Mezzanine
- CCTV Throughout
- Proximity to J7 of the M6

01564 778890
www.shepcom.com

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Summary

Available Size	8,152 sq ft / 757.35 sq m
Rent	£75,000 per annum
Service Charge	£300 per month Maintenance of communal car park
EPC	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

The property presents as a well-specified modern industrial and warehouse unit of steel portal frame construction with profile metal cladded elevations in blue and white, beneath a pitched profile metal roof incorporating translucent roof lights. The unit forms part of a small, well-maintained business park of six units, the common areas and estate services of which are maintained via a service charge arrangement. The forecourt provides generous surfaced parking for 21 vehicles with clear access for delivery vehicles. An electric roller shutter loading door serves the unit from the front elevation. The property benefits from CCTV and is alarmed. The unit was constructed in early 2014 and presents in good overall condition throughout.

Location

The property is situated on Middlemore Lane West within Aldridge Fields Business Park, Aldridge, forming part of the Walsall Metropolitan Borough.

Aldridge benefits from excellent road communications, lying in close proximity to the A454 and A452, providing convenient access to Junction 7 of the M6 motorway and the M6 Toll at Walsall, connecting the Black Country with the wider West Midlands conurbation and the national motorway network. Walsall town centre is approximately 4 miles to the west, with Birmingham City Centre approximately 10 miles to the south. The surrounding area accommodates a mix of established commercial and industrial occupiers and the business park is well served by local amenities and public transport links.

Viewings

Strictly by appointment with Shepherd Commercial.

Terms

The premises are to be offered to the open-leasehold-market for a minimum term of 5 years, together with a 3 month deposit and guarantor of varying sort.

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