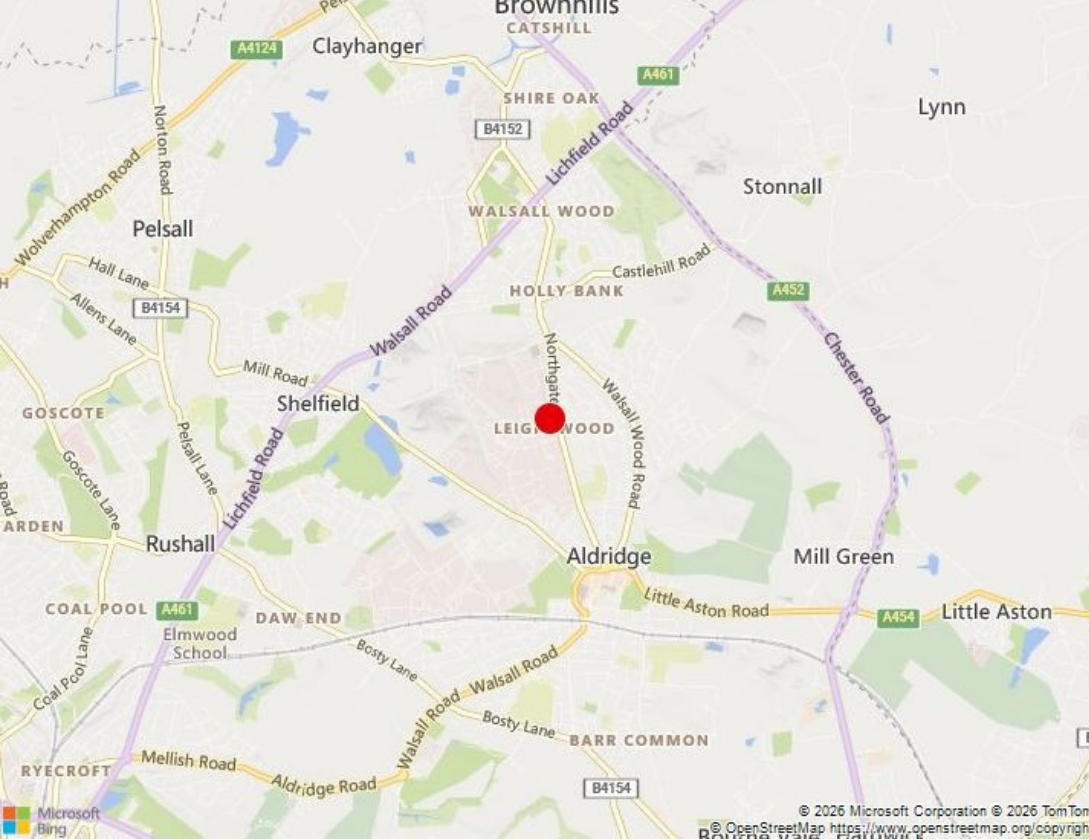


INDUSTRIAL/ WAREHOUSE AND OFFICE PREMISES - TO LET

Shelco House, Northgate, Aldridge, Walsall, West Midlands, WS9 8TH

5,066 SqFt (470.63 SqM) | £40,000 per annum exclusive





KEY FEATURES

- Well positioned property on busy Northgate
- Parking to front
- Minimum eaves height 3.85m
- Electric roller shutter
- Popular and well established commercial location
- Within driving distance of M6 and M6 Toll

LOCATION

The subject property is prominently positioned on the busy Northgate, one of the arterial routes into Aldridge and a popular industrial and business location. The property is situated 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.

DESCRIPTION

The subject property comprises of a detached industrial/warehouse unit of steel portal frame construction with electric roller shutter door to the front along with a number of offices, kitchen and WC on the ground floor. The property also has a mezzanine utilised for storage. The unit benefits from excellent road frontage onto Northgate Road in a popular and well established commercial location.

Area	SqFt	SqM
GF - Warehouse	2,731	253.71
GF/FF - Offices	1,873	174
FF - Office/Store	462	42.92
Total Floor Area	5,066	470.63



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TERMS

The property is available on the basis of a new Full Repairing and Insuring lease.

ASKING RENT

£40,000 per annum exclusive. Please note that the premises are offered with the benefit of an existing sub-tenant who occupies the first floor offices. Further details are available on request.

SERVICE CHARGE

A Service Charge will be payable towards the shared maintenance of the estate. Further details are available on request.

EPC

Energy performance rating B - 50

BUSINESS RATES

Requires reassessing for rating purposes.

Interested parties are advised to make their own enquiries with the Local Authority (Walsall) for verification purposes.

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.

LEGAL COSTS

Each party to be responsible for their own legal costs in this transaction.

VAT

All figures quoted are exclusive of VAT which we understand will be payable in this instance.

VIEWING

Strictly by prior appointment, please contact:



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