

Bay 3 & 4 Orbik House,
Northgate Way,
Walsall,
WS9 8TX

To Let - From £80,000 Per Annum



DESCRIPTION

The property is a modern end-terrace warehouse of steel portal frame construction, featuring part brick and block elevations beneath a pitched insulated roof with translucent roof lights.

The unit includes a racked warehouse with concrete flooring, front and rear roller shutter access, LED lighting, substantial power and gas supply.

A first-floor mezzanine offers several cellular offices and additional warehouse storage.

The office space is well-appointed with suspended ceilings, inset LED lighting, carpet flooring, and emulsion-coated walls. Toilet and kitchen facilities are available on the first floor, with additional toilets in the warehouse. Externally, the property benefits from front and rear off-street loading access and a secure side yard.

LOCATION

The property is situated on Northgate Way, accessed via Brickyard Road and Northgate, about a mile from Aldridge Town Centre.

Northgate connects to the Aldridge Bypass, leading to Walsall Town Centre, 2 miles southwest, and J10 of the M6 motorway. The nearby A461 Lichfield Road provides access to the M6 Toll Road, 4 miles to the north, and Birmingham City Centre, approximately 9 miles to the south.





ACCOMODATION

	Sq. Meters	Sq. Feet
Unit 3	1,373.1	14,780.36
Ground Floor		
Office	35.4	381.04
Warehouse	910.6	9,801.62
First Floor		
Mezzanine	427.14	4,597.70
Unit 4	2,096.9	22,570.84
Ground Floor		
Industrial	912.97	9,827.13
Office	123.83	1,332.90
First Floor		
Mezzanine	896.71	9,652.11
Office	163.39	1,758.72
Total	3,470	37,351.2

Each unit is available to let on a individual basis or together. Currently the space is internally connected.

ASKING RENT

Bay 3 - £80,000 Per Annum
 Bay 4 - £120,000 Per Annum

TERMS

The property is offered to let and is available based on a new lease with length to be agreed.

BUSINESS RATES

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

LEGAL COSTS

Each party is to bear their own legal costs in relation to this property

VAT

All prices quoted are exclusive of VAT which may be applicable in addition.

SERVICES

We understand that all mains services are available on or near the subject property. The agents have not inspected or tested the condition of these services, and we advise interested parties to conduct their own investigations.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.

EPC

Available upon request from the agent.

VIEWINGS

Strictly by prior appointment through Agents - AE Commercial. Should you wish to view, please do not hesitate to contact us.

CONTACT US

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Disclaimer - Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.



