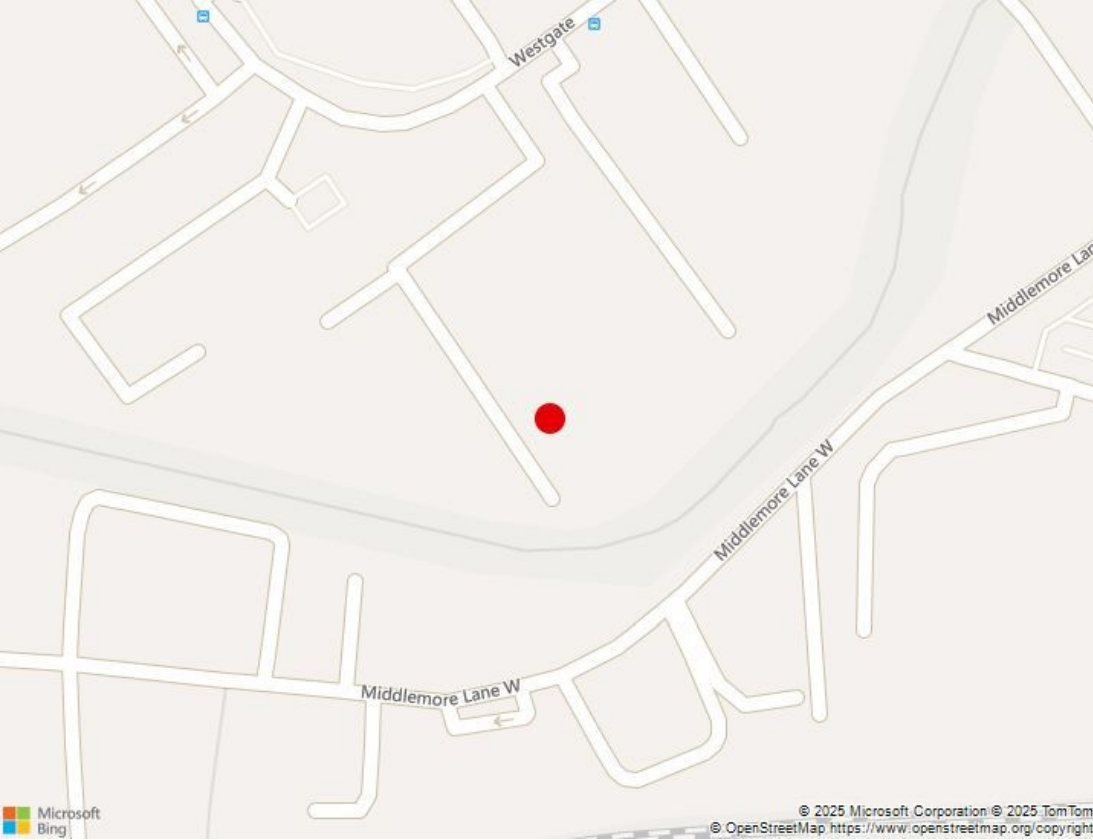


OFFICE SUITES TO LET

Linley Lodge Works, Off Westgate, Aldridge, Walsall, WS9 8EX

934 - 4,130 SqFt (86.77 - 383.68 SqM) | £11.00 - £12.00 per sq ft pax





KEY FEATURES

- Close to Aldridge Town Centre
- Multiple suites available
- On site secure car park
- Modern accommodation
- New Lease or License

LOCATION

The property is located on the West side of Aldridge Town Centre. The offices are located to the rear Linley Lodge Industrial Estate which is situated on the Southern side of Westgate in Aldridge off the (A454) Walsall Road. All local amenities and major transport connections are within easy driving distance.

DESCRIPTION

The office suites comprise of ground floor reception with private partitioned offices and a meeting room with w/c and kitchen.

The office building comprises of ground floor reception with predominantly open plan offices on the first floor along with a private office. Both include air conditioning/heating, suspended ceiling, carpeting, and LED lighting. The office building also benefits from a kitchen and WCs which are located on the ground floor.

Area	SqFt	SqM
Office Suite	934	86.77
Office Building (Total)	3,196	296.91
Total Floor Area	4,130	383.68



BURLEY BROWNE
CHARTERED SURVEYORS
0121 321 3441

Linley Lodge Works, Off Westgate, Aldridge, Walsall WS9 8EX



TERMS

The Office suite are available by way of License the length of which is to be agreed on negotiation. The office building is available by way of a new lease.

ASKING RENT

£11.00 - £12.00 per sq ft pax

EPC

Energy Performance Certificate available upon request.

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 will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which may be payable.

VIEWING

Strictly by prior appointment, please contact:



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