

✓ PRIME WEST MIDLANDS LOCATION

✓ SECURE YARD AREAS

✓ MAIN ROAD CONNECTIVITY

TO LET



AIRFIELD 55

55,100 SQ FT

MODERN DETACHED INDUSTRIAL / WAREHOUSE UNIT

ALDRIDGE • WS9 0RE

Modern Industrial Accommodation Available To Let

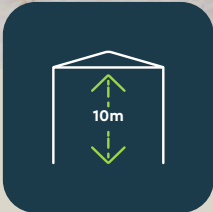
Airfield 55 comprises a detached, self-contained industrial and warehouse facility extending to approximately 55,100 Sq Ft.

Situated within an established commercial location in Aldridge, the property benefits from excellent access to the West Midlands motorway network and is ideally suited to manufacturing, warehouse, logistics and trade occupiers.

The property provides high-quality industrial accommodation capable of meeting a broad range of occupational requirements.

ACCOMMODATION SCHEDULE

Warehouse	52,500 Sq Ft
First Floor Offices	2,600 Sq Ft
Total	55,100 Sq Ft



10m minimum clear internal height



600 kVA power supply



Dedicated parking



Minimum 50m yard depth



Potential dock installation



6 level access loading doors



50kN/M² floor loading



First floor office accommodation



Airfield 55 • Airfield Drive • Aldridge • WS9 0RE



Strategically Located in the Heart of the West Midlands

Airfield 55 occupies a prominent position on Airfield Drive in Aldridge, approximately 2 miles north-east of Walsall and 11 miles north-west of Birmingham City Centre.

The property benefits from direct access to the A454, providing excellent links to Junctions 9 and 10 of the M6 together with the M6 Toll and wider motorway network.

The West Midlands remains one of the UK's most important manufacturing, logistics and distribution locations, providing occupiers with exceptional connectivity across the UK.

DESTINATION	DISTANCE	DRIVE TIME
Walsall	2.2 Miles	8 Minutes
M6 Junction 9	4.2 Miles	12 Minutes
M6 Junction 10	3.5 Miles	13 Minutes
Sutton Coldfield	6.1 Miles	17 Minutes
Birmingham City Centre	11.1 Miles	24 Minutes

Further Information

EPC

Available upon request.

TERMS

The property is available by way of a new lease.

Further information available upon application.

VIEWING

For further information, quoting terms or to arrange a viewing, please contact the joint letting agents.

CONTACT

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