

# BURLEY BROWNE

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## INDUSTRIAL PREMISES TO LET BY WAY OF AN ASSIGNMENT

UNITS 25 & 26 EMPIRE CLOSE  
ALDRIDGE  
WALSALL  
WEST MIDLANDS  
WS9 8UQ



TOTAL GROSS INTERNAL FLOOR AREA 1,019.55m<sup>2</sup>/10,974 sq ft or thereabouts

Well-presented industrial premises with good parking

Situated in a popular industrial estate on the outskirts of Aldridge town centre

**0121 321 3441**

## LOCATION

The property is located in a well-established industrial area fronting Empire Close, a short distance from its junction with Brickyard Road and within easy reach of Aldridge Town Centre providing comprehensive local facilities.

Aldridge is well placed for access to Walsall Town Centre which is located approximately 2 ½ miles to the South West. Junction 10 of the M6 motorway is within easy driving distance and provides access to the wider Midland motorway network.

Birmingham City Centre is approximately 10 miles to the south east.

## DESCRIPTION

The property comprises of adjoining warehouse/workshop units incorporating a single storey office block to the front elevation.

The warehouse areas are of modern steel portal frame construction with brick and blockwork walls surmounted by a pitched roof. The offices are of similar brick wall construction surmounted by a flat felt on board roof covering.

Internally, the property provides a front reception area leading onto an office, meeting room and kitchen/staff room. Ladies and Gents WC's are installed.

The main warehouse in each unit is open plan and benefits from a roller shutter door to the rear elevation (4.19m x 4.33m).

## Outside

A large tarmacadam forecourt area providing extensive car parking. Shared yard area to the rear providing access for loading.

## LEASE

The premises are available by way of assignment of the existing lease expiring 29<sup>th</sup> June 2024 at a passing rent of £58,000 per annum exclusive.

The lease is held on full repairing and insuring terms and incorporates a rent review at every 3<sup>rd</sup> anniversary of the commencement date.

## USE

Please note that the premises may not be used for Vehicle Repairs, Scrap Metal & Refuse Recycling.

## ACCOMMODATION

Total Gross Internal Floor Area – 1,019.55m<sup>2</sup>/10,974 sq ft or thereabouts

Approximate internal eaves height – 3.41m / 11'2"

## SERVICE CHARGE

A Service Charge is payable towards the shared cost of maintaining the common areas of the estate.

## BUSINESS RATES

Rateable Value obtained from the Valuation Office Rating List:

**Unit 25 Empire Close £24,000.** Rates Payable 2018/2019 £11,520 prior to any transitional arrangements.

**Unit 26 Empire Close £24,500.** Rates Payable 2018/2019 £11,760 prior to any transitional arrangements.

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

## ENERGY PERFORMANCE CERTIFICATE

Assessment awaited where appropriate.

## 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 it is anticipated will be payable – solicitors to confirm.

## VIEWING

***Strictly by appointment, please contact Burley Browne on 0121 321 3441.***



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**TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE.**

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You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)





## **CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED**

**Burley Browne Ltd** for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Burley Browne has any authority to make or give any representation or warranty whatsoever in relation to this property.

### **Fixtures, Fittings and Services**

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

### **VAT**

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

### **Tenure**

Burley Browne have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

### **Rates / Water Rates**

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

### **Environmental / Asbestos**

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

**Burley Browne Chartered Surveyors is the trading name of Burley Browne Ltd  
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