

Unit 4, Rossway Business Centre, Wharf Approach, Aldridge, WS9 8BZ



**TO LET**

Ground Floor Modern Offices with Workshop & Yard  
Suites Available from: 1,200 ft<sup>2</sup> + Yard Opportunity

### Location

Rossway Business Park is located in a prominent position fronting Wharf Approach, Aldridge adjoining its junction with Dumblederry Lane.

The development is situated on the outskirts of Aldridge Town Centre being situated approximately 3 miles east of Walsall, 5 miles north west of Sutton Coldfield and approximately 10 miles north of Birmingham City Centre.

Wharf Approach can be accessed from either Leighswood Road or Dumblederry Lane which both provide easy access to the nearby Walsall Road (A454) and Lichfield Road (A461).

Communication links are excellent with direct links via the A454 and A461 to the M6 motorway, A5 trunk road and Junction T6 of the M6 Toll which is approximately 3 miles away.

### Description

The property comprises a modern newly refurbished premises which has been converted to provide high specification office accommodation over ground and first floor levels.

The ground floor offices are accessed via secure intercom door entry system which allows for 24-hour access as well as a host of other features such as;

- Air conditioning
- Independent and secure entrances to all suites
- Carpet Flooring
- Inset LED Lighting
- 24-hour security and CCTV
- Excellent off-street car parking
- Modern WC and Kitchenette Facilities
- Ground Floor - Disabled WC

The offices also benefit from a warehouse space to the rear which can be accessed via the large secure yard.

### Availability

The suite is immediately available following completion of legal formalities.



### Accommodation

Ground Floor Offices	800 ft <sup>2</sup>	£16,000 per annum
Warehouse Area	400 ft <sup>2</sup>	
Yard	7,000 ft <sup>2</sup> approx.	£11,000 per annum

The warehouse space to the ground floor can be converted to offer further office space if necessary.

### Terms

The property is immediately available on an easy to understand flexible licence agreement or a longer-term lease depending on business requirements.

Please contact the agent for further information.

### Legal Costs

A free easy to understand licence is prepared by the landlord at no cost to the ingoing tenant.

### Availability

Suites are immediately available following completion of legal formalities.

### Viewings

Strictly via the sole letting agent Siddall Jones on **0121 638 0500**

