

BURLEY BROWNE

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MODERN BUSINESS UNIT

FOR SALE

**UNIT 3 ALDRIDGE FIELDS BUSINESS PARK
OFF MIDDLEMORE LANE WEST
ALDRIDGE
WALSALL
WEST MIDLANDS
WS9 8AE**



TOTAL GROSS INTERNAL FLOOR AREA 218.32m² / 2,350 sq ft

Excellent modern accommodation with designated parking

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

Rare opportunity to acquire freehold premises

0121 321 3441

LOCATION

Aldridge Fields Business Park is prominently situated in a popular commercial location on Middlemore Lane West to the north west of Aldridge town centre.

Middlemore Lane West links with Dumblederry Lane and Bosty Lane (B4154) and provides easy access to the nearby Walsall Road (A454) and Lichfield Road (A461).

Aldridge Town Centre is approximately 3 miles to the north east of Walsall town centre and the property is excellently placed for access to the Midland motorway network.

DESCRIPTION

The property is situated within a modern development comprising a total of 6 units of similar style and design.

The building is of modern steel portal frame construction incorporating metal profile sheet clad elevations and pitched roof with roof lights.

To the front elevation the property benefits from an electrically operated roller shutter door (3.15m x 4.65m) and internal security roller shutter.

3 phase electricity supply, gas and water services are connected.

Internally the property is accessed via a secure entrance with internal metal roller shutter leading onto a reception area with disabled WC, kitchen, offices and stores. The remainder of the unit currently offers open plan warehouse space. Intruder alarm and fire alarm are installed.

Approximate internal minimum eaves height 5.25m (17'2').

Outside

Forecourt car parking providing 3 spaces.

Floor Area

Office/Kitchen/Store/WCs 94.72 sq m / 1,020 sq ft
Warehouse 123.60 sq m / 1,330 sq ft

TOTAL GROSS INTERNAL FLOOR AREA
218.32m² / 2,350 sq ft

TENURE

We understand that the property is owned freehold – solicitors to verify.

PURCHASE PRICE

Guide price – offers around £245,000.

BUSINESS RATES

Rateable Value £10,750 obtained from the Valuation Office Rating List.

Rates Payable 2021/2022 £5,364.25 prior to any transitional arrangements.

However businesses may benefit from 100% business rates relief in 2021/2022 on this property.

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

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating Band E - 121.

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

VAT

All figures quoted are exclusive of VAT, which may be payable – solicitors to confirm.

VIEWING

Strictly by prior appointment through the sole agent, please contact

Burley Browne on 0121 321 3441.

Contact – Ben Nicholson

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E: ben.nicholson@burleybrowne.co.uk



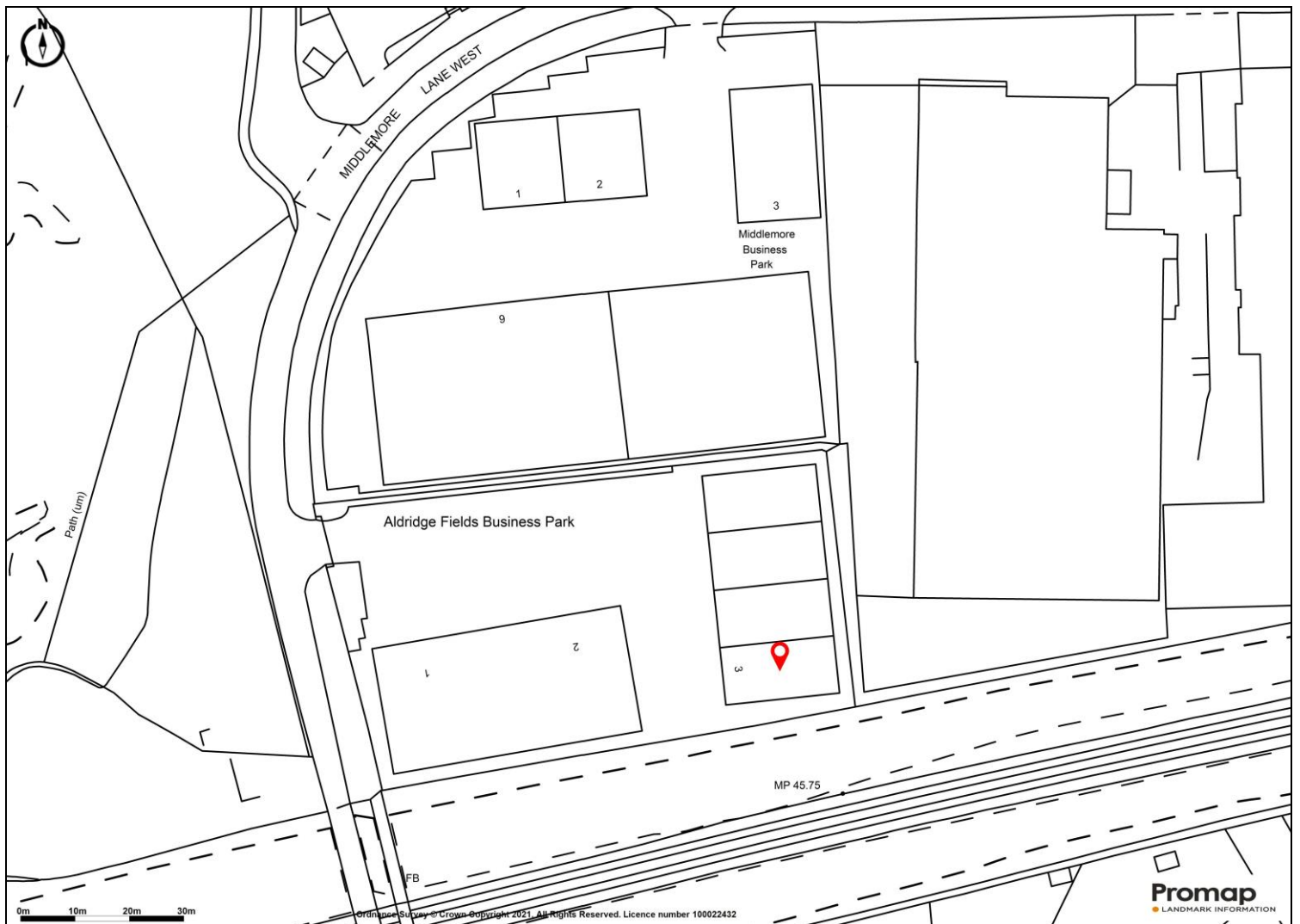
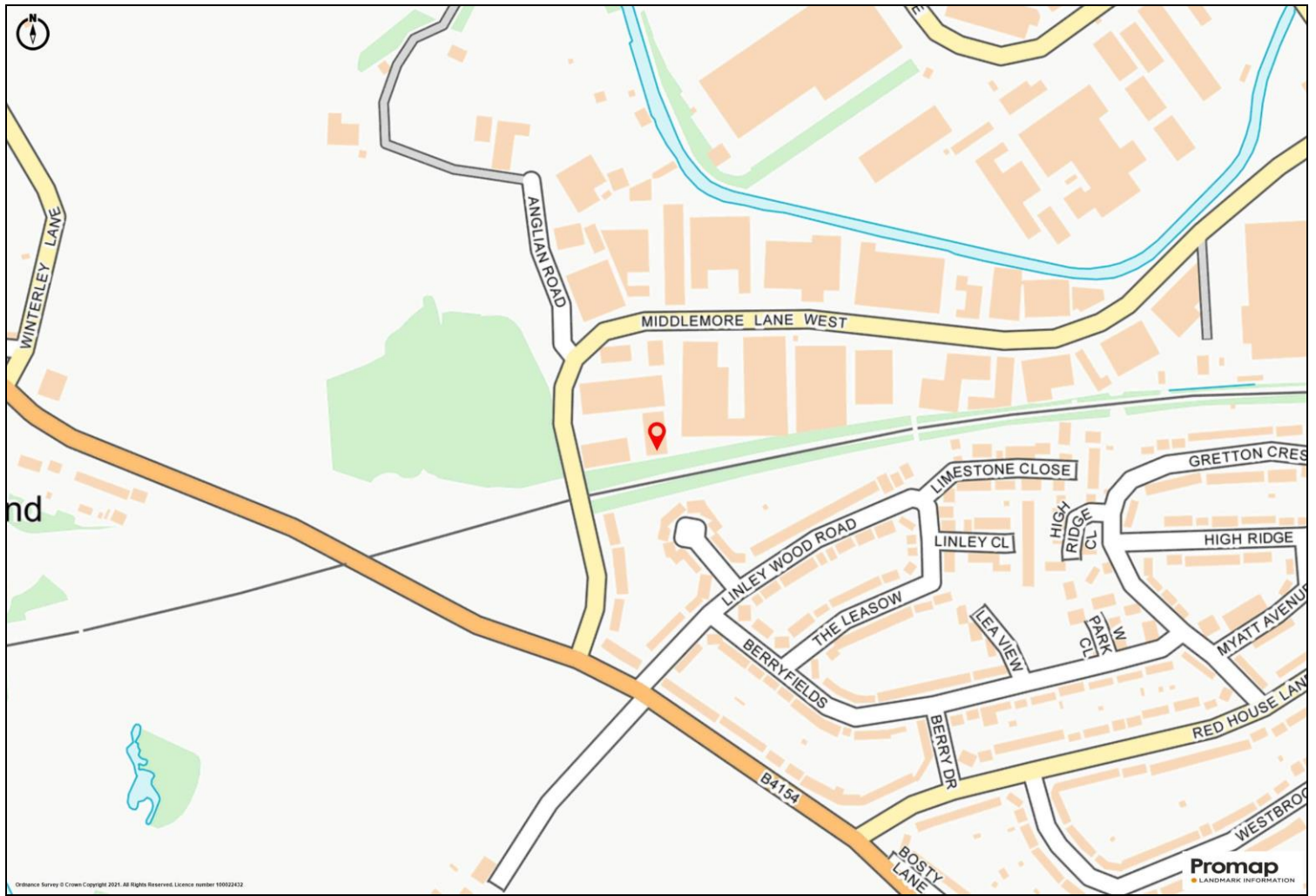
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TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE.

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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



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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