

BURLEY BROWNE

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WAREHOUSE PREMISES

TO LET/FOR SALE

**MORFORD ROAD
ALDRIDGE
WALSALL
WS9 8TF**



FOR SALE 2,403.54m²/25,872 sq ft or thereabouts

25 marked car parking spaces

**TO LET From 10,000 sq ft (929 m²) – 25,872 sq ft (2403.54 m²)
Client will split the unit to create two separate units**

0121 321 3441

LOCATION

The premises are located off Northgate, Aldridge a ¼ mile to the north of Aldridge town centre within a commercial area of the town.

Aldridge is situated around 3 miles to the east of Walsall town centre and offers easy access to the A5 and the toll road.

DESCRIPTION

The property comprises a single double bay warehouse/industrial unit of a concrete frame construction. Within the unit are a series of small offices/staff areas located on the rear elevation of the property. Internally to the front elevation are staff facilities and WCs.

The property benefits from a series of small stores and a reception area adjacent to the end elevation of the buildings with a flat roof above. Unfortunately there is no right of access to this area across the adjoining land/car park. This car park is in a separate ownership. The frontage of the property is serviced by 3 sets of roller shutter doors.

The internal height within the building to the underside of the valley gutter is 3.7m/12'2".

2,403.54m²/25,872 sq ft

Consideration will be given to dividing the unit to provide a 10,000 sq ft and a 15,822 sq ft unit.

Car parking

The property benefits from 25 marked car parking spaces to the frontage.

TENURE

The property is available on either a freehold or leasehold basis with a minimum lease term on a full repairing and insuring basis of 5 years.

QUOTING TERMS

Freehold - £950,000 (nine hundred and fifty thousand pounds).

Leasehold - £100,000 per annum. For a letting of the whole.

Rent on application for split units.

Full repairing lease for a minimum term of 5 years.

BUSINESS RATES

The current Rateable Value for the property is £45,250. Valuation Scheme Reference – 303255 and is described as Warehouse and Premises. Rates Payable in 2018/2019 will be £22,308.25 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

Energy Performance Rating – Band G.

A full copy of the Energy Performance Certificate can be provided 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 any transaction.

SERVICE CHARGE

A nominal charge is applied for contribution to the up keep of the estate road.

VAT

All figures quoted are exclusive of VAT, which it is anticipated will be payable – solicitors to confirm.

VIEWING

Strictly by appointment with the sole agent Burley Browne, please contact Mark Fitzpatrick on 0121 321 3441.



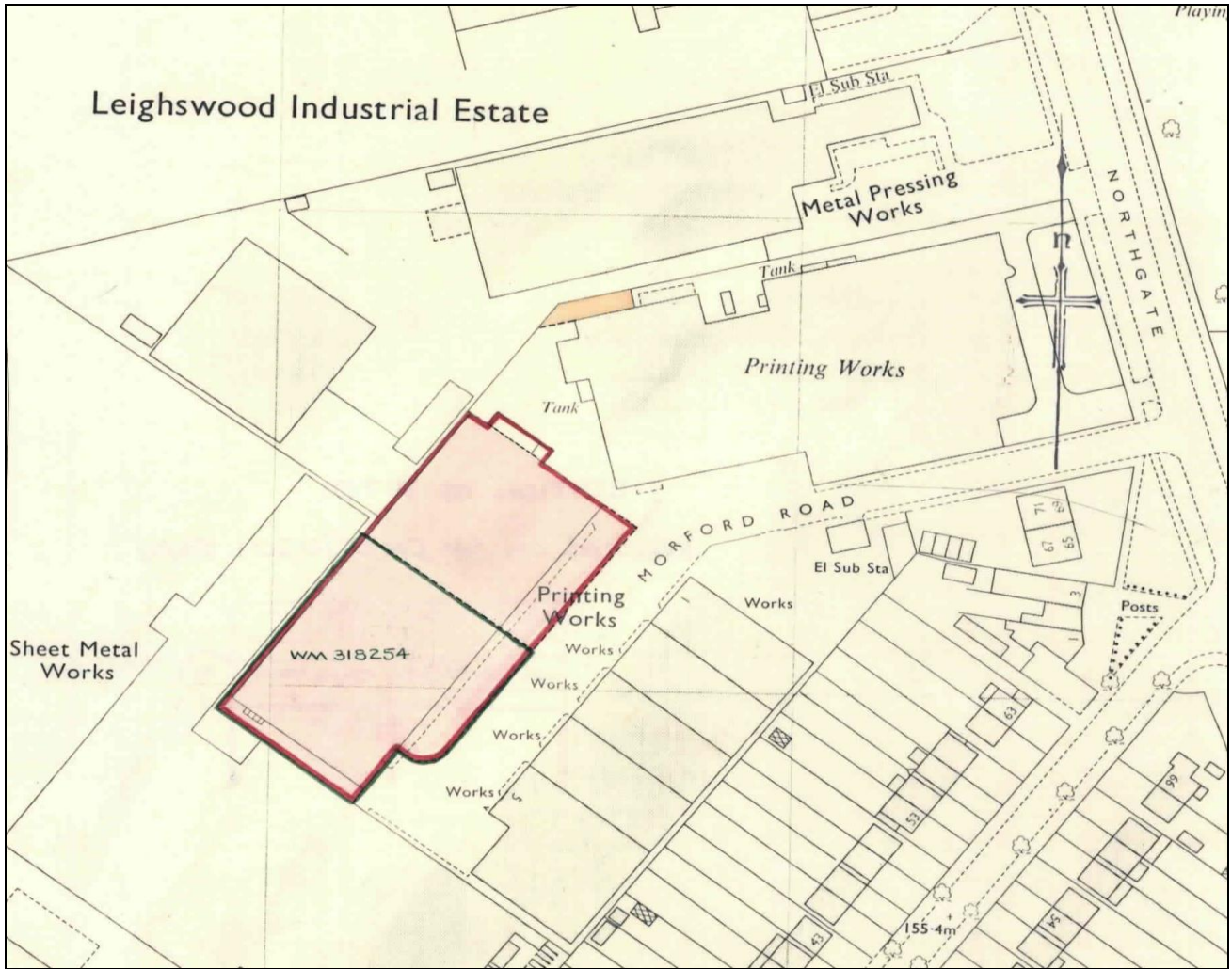
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TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE.

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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



Energy Performance Certificate HM Government
 Non-Domestic Building

Interlink Express Parcels Ltd
 Unit 4, Morford Road
 WALSALL
 WS9 8TF

Certificate Reference Number:
 0510-0033-8099-8309-7002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 180

This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Mechanical Ventilation
Total useful floor area (m ²):	1326
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	258.85
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

26

If newly built

75

If typical of the existing stock

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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Registered Office: 1A Mitre Court, 38 Lichfield Road, Sutton Coldfield, B74 2LZ**