

# BURLEY BROWNE

[www.burleybrowne.co.uk](http://www.burleybrowne.co.uk)

MODERN WAREHOUSE UNITS  
TO LET  
EITHER AS A WHOLE OR SEPARATELY

**ROSSWAY BUSINESS PARK  
WHARF APPROACH  
ALDRIDGE  
WALSALL  
WEST MIDLANDS  
WS9 8BZ**



**UNIT 1A - Warehouse/business space 364m<sup>2</sup> / 3,918 sq ft**

**UNIT 1B - Warehouse/business space 263m<sup>2</sup> / 2,830 sq ft**

**0121 321 3441**

## Rossway Business Park, Aldridge

### LOCATION

Rossway Business Park is located in a prominent position fronting Wharf Approach, Aldridge.

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

Birmingham City Centre lies approximately 10 miles to the south and Walsall Town Centre approximately 3 miles to the West.

Aldridge is a well established commercial area and the unit is to the north west of the town centre providing comprehensive local facilities.

### DESCRIPTION

The premises comprise a modern style warehouse unit which has been split to provide 2 units.

Externally the premises have use of ample car parking and turning area.

The approximate Gross Internal Floor Areas (GIA) are as follows:-

UNIT 1A - Warehouse/workshop/business unit **364m<sup>2</sup> / 3,918 sq ft** (GIA) Gross Internal Area.

UNIT 1B - Warehouse/workshop/business unit **263m<sup>2</sup> / 2,830 sq ft** (GIA) Gross Internal Area.

Modern serviced office accommodation is also available, further details upon application.

### LEASE

The premises are available either individually or as a whole by way of new 5 year leases. Shorter or longer leases may be considered on negotiation. The leases will be on effectively full repairing and insuring terms.

### RENT

UNIT 1A - **£19,590** per annum exclusive.

UNIT 1B Warehouse - **£14,150** per annum exclusive.

### BUSINESS RATES

Not yet separately assessed.

### ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating – Band C.

### LEGAL COSTS

Providing a minimum lease term of 6 years without a break clause is taken, each party will be responsible for their own legal costs. For shorter leases, the ingoing tenant will be responsible for the landlord's reasonable legal costs.

### VAT

All figures quoted are exclusive of VAT, which may be payable.

### VIEWING

***Strictly by appointment, please contact***

***Burley Browne on 0121 321 3441***

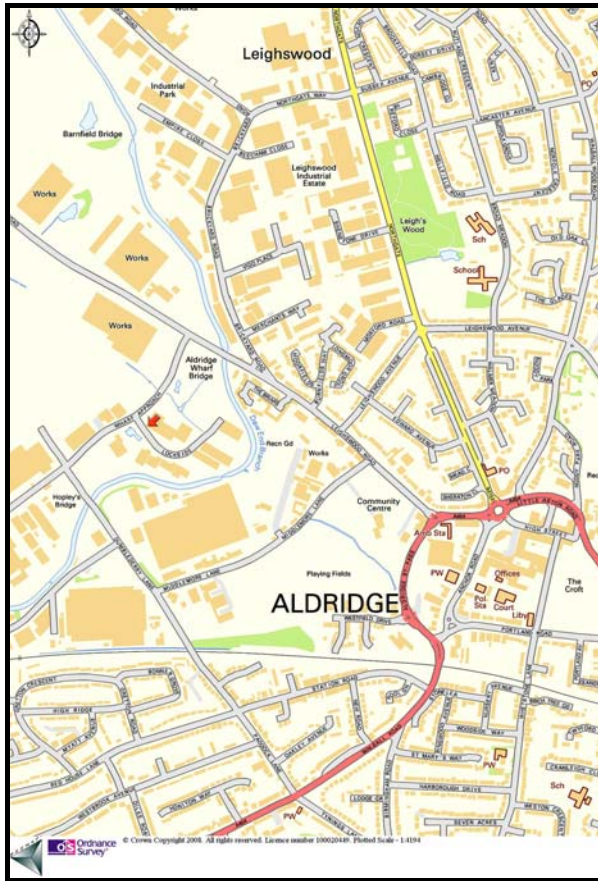
***Alternatively contact joint agents KGA  
Chartered Surveyors 0121 213 4888***

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

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110314

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)



### Energy Performance Certificate

Non-Domestic Building HM Government

**Unit 1, Rossway Business Park**  
 Wharf Approach  
 Aldridge  
 WALSALL  
 WS9 8BX

**Certificate Reference Number:**  
0599-9236-8130-2200-5903

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 on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

#### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

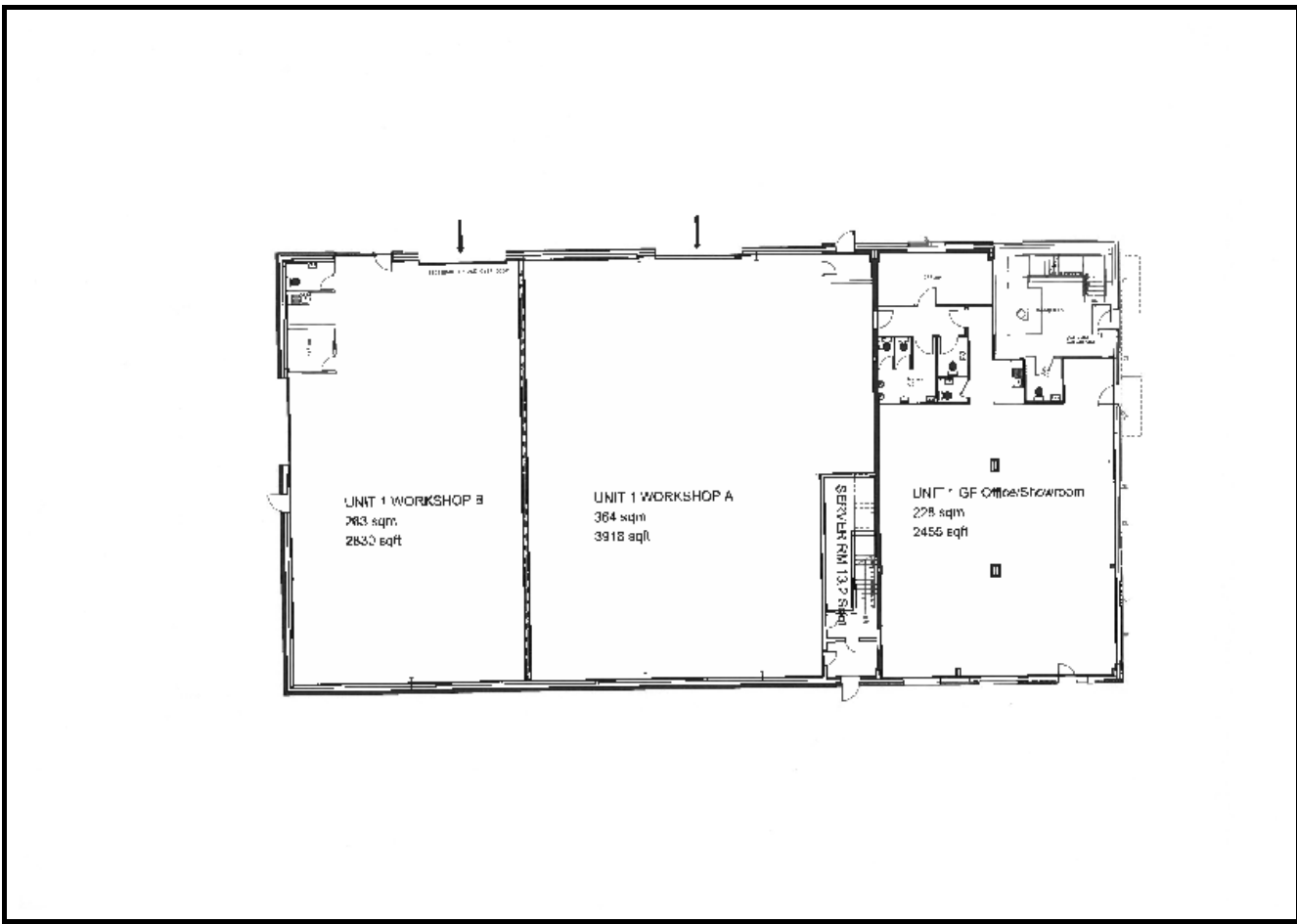
<b>A</b>	0-25
<b>B</b>	26-50
<b>C</b>	51-75
<b>D</b>	76-100
<b>E</b>	101-125
<b>F</b>	126-150
<b>G</b>	Over 150

Less energy efficient

58

This is how energy efficient the building is.

Technical information	Benchmarks
<b>Main heating fuel:</b> Natural Gas <b>Building environment:</b> Heating and Natural Ventilation <b>Total useful floor area (m<sup>2</sup>):</b> 1180 <b>Building complexity (NOS level):</b> 4 <b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>):</b> 35.99	<b>Buildings similar to this one could have ratings as follows:</b> <div style="display: flex; align-items: center; margin-bottom: 5px;"> <div style="background-color: #006400; color: white; padding: 2px 5px; margin-right: 5px;"><b>38</b></div> <div style="font-size: 8pt;">If newly built</div> </div> <div style="display: flex; align-items: center;"> <div style="background-color: #FF8C00; color: white; padding: 2px 5px; margin-right: 5px;"><b>102</b></div> <div style="font-size: 8pt;">If typical of the existing stock</div> </div>



THIS PLAN HAS BEEN PROVIDED FOR IDENTIFICATION PURPOSES ONLY AND IS NOT TO SCALE

## **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  
Registered in England No. 5488324  
Registered Office: 1A Mitre Court, 38 Lichfield Road, Sutton Coldfield, B74 2LZ**