



**TO LET**

# ArrowPoint

Brickyard Road, Aldridge  
West Midlands WS9 8BW

**A strategically located refurbished  
distribution / production unit**

**62,686 sq ft** (5,823.65 sq m)

- J6 M6 5.6 miles
- Self-contained detached 2 bay unit with ancillary offices
- 9m to eaves
- 6 dock level doors, 1 level access door
- 40m yard
- 950 KVA power supply
- Loading bay canopy







## Location

- Aldridge is an established industrial town on the edge of the West Midlands conurbation.
- Good access to Junction 10 of the M6 approximately 5.5 miles to the south-west providing access to the regions motorway network.

Location	Mins	Miles
Walsall Town Centre	15	4.3
Sutton Coldfield	16	6.4
Wolverhampton	33	10.5
Birmingham City Centre	24	12
M6 J10	18	5.6
M6 Toll JT6	5	12

## Accommodation

GIA	sq ft	sq m
Warehouse	59,481	5,525.9
Offices	3,205	297.75
<b>Total</b>	<b>62,686</b>	<b>5,823.65</b>

## Description

- Comprises a detached two bay single storey warehouse constructed in the late 80s/early 90s and recently refurbished
- Steel portal frame construction with single storey offices
- Power supply of 950 KVA
- 6 dock level loading doors with canopy
- 1 level access door
- Secure fenced site with self-contained automatic entrance barriers with gatehouse
- Approx. 40 metres yard depth with 22 lorry spaces. A tarmac surfaced car park with 42 spaces is situated at the front of the property
- Heating and lighting to the offices and high bay lighting to the warehouse/production area

## Terms

To let, minimum term to 2023 or longer by agreement. Full terms on application.

## Rates

Current rateable value is £156,000, assessed as warehouse premises.

## Viewing

Strictly by appointment only.

## Occupation

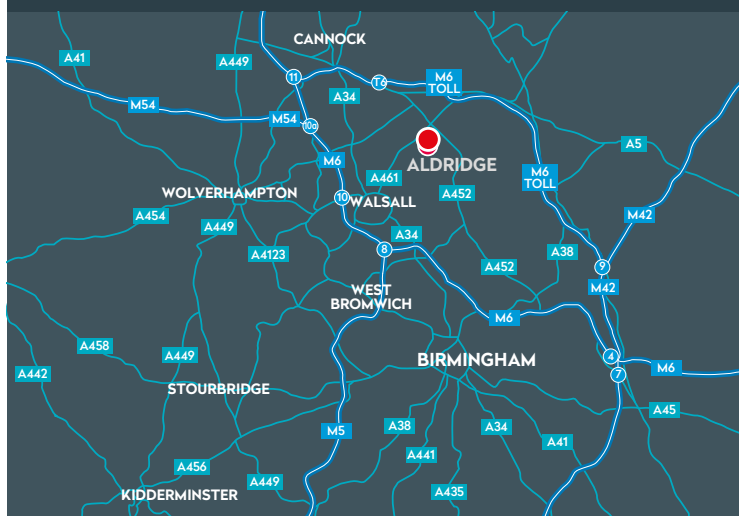
Available for immediate occupation, subject to contract.

## EPC

The building has a EPC score of C 66 and the full EPC Certificate is available on the request from the agents .

## VAT

VAT will be applicable to the leasehold transaction.



## Contact

For further information or an appointment please contact:



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