

INDUSTRIAL UNIT



**Unit 2 Haywards Industrial Park, Northgate Way
Aldridge, Walsall, WS9 8SR**

- Warehouse Block Approx 9,319 sq ft (865.7 sq m)
- Office Block Approx 860 sq ft (80 sq m)
- EPC Rating B-50



Printcode: 2019122

Unit 2 Haywards Industrial Park

Northgate Way, Aldridge

LOCATION

Unit 2 Haywards Industrial Park is located at the corner of Northgate Way and Brickyard Road at the heart of Aldridge's industrial estates. It is approximately 3 miles north west of Walsall.

DESCRIPTION

The property is of brick and block work construction with partial cladding and has a small yard and ample parking.

ACCOMMODATION

All measurements are approximate:

Office Block approximately **860 sq ft (80 sq m)**

Warehouse Block approximately **9,319 sq ft (865.7 sq m)**

Under the current configuration the warehouse space includes various office and workshop rooms totalling 4,039 sq ft (375.2 sq m) leaving approximately 5,279 sq ft (490.4 sq m) of warehouse/workshop spaces

RENT

£5 psf pax

VAT

The landlord reserves the right to charge VAT on the above figures as appropriate.

LEASE

The property is offered by way of a new 6 year FRI lease with rent review at the end of the third year.

TERMS

Full repairing and insuring basis.

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

Messrs. Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that : (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein (whether in the text, plans or photographs etc.) is given in good faith but without responsibility and is believed to be correct. Any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Messrs. Andrew Dixon & Company. has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 – office measurements can be made available by request.

PROPERTY REFERENCE

CA/BP/1934/AWH

LOCAL AUTHORITY

Walsall Metropolitan Borough Council Tel: 01922 650000.

RATEABLE VALUE

£8,800 - Valuation Office.

RATES PAYABLE

£4,224 - 2018/2019.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Rating B-50.

SERVICE CHARGE

The landlord reserves the right to levy a service charge for the maintenance and upkeep of the common areas.

LEGAL COSTS

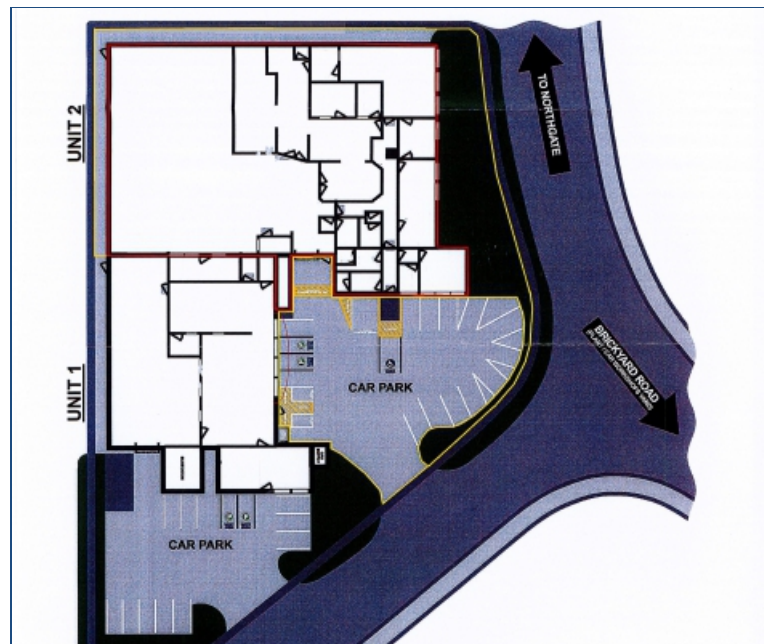
Each party to bear their own legal costs.

AVAILABILITY

Immediate.

VIEWING

Strictly by prior appointment with the Agent's Cannock office.



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