

# BURLEY BROWNE

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## INDUSTRIAL PREMISES

### TO LET

UNIT 16 VIGO PLACE  
ALDRIDGE  
WALSALL  
WEST MIDLANDS  
WS9 8UG



**GROSS INTERNAL FLOOR AREA 1,160.19m<sup>2</sup>/12,488 sq ft or thereabouts**

**Modern premises with secure yard**

**Situated in a popular industrial location**

**0121 321 3441**

## LOCATION

The property is situated on the southern side of Vigo Place in a popular industrial location close to Aldridge town centre.

Aldridge is well placed for access to Walsall Town Centre which is located approximately 2 ½ miles to the South West. Junction 10 of the M6 motorway is within easy driving distance and provides access to the wider Midland motorway network.

Birmingham City Centre is approximately 10 miles to the south east.

## DESCRIPTION

The property comprises a single storey twin bay industrial unit comprising of warehouse accommodation with adjoining office and WCs. The building is of steel portal frame construction with cavity brick walls, surmounted by a multi pitched, metal profile sheet roof covering. A single roller shutter door is installed to the front elevation (3.69m (w) x 4.11m (h)).

Internally the main warehouse benefits from suspended halogen lamps and gas Ambirad heaters. A mezzanine level has been installed to the right hand side of the warehouse providing useful storage space.

The office is accessed off a corridor leading from the front of the building and has a suspended ceiling with recessed strip lighting. Carpet tiles and perimeter trunking in part. Ladies and gents WCs are situated off the corridor.

Warehouse 937.35m<sup>2</sup> / 10,089 sq ft  
Office/Reception 66.66m<sup>2</sup> / 718 sq ft  
Mezzanine 156.18m<sup>2</sup> / 1,681, sq ft

**Gross internal floor area 1,160.19m<sup>2</sup>/12,488 sq ft or thereabouts.**

**Minimum internal eaves height – 4.17m**

## OUTSIDE

There is a secure yard to the front elevation of the property which benefits from a secure gated entrance and perimeter metal palisade fencing.

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

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)

## LEASE

The premises are available by way of assignment of the existing lease expiring 18 July 2024 at a passing rent of £50,250 per annum exclusive.

The lease is held on Full Repairing and Insuring terms.

**Please note that a new lease may be considered by the Landlord – terms of which are to be agreed by way of negotiation.**

## BUSINESS RATES

Rateable Value obtained from the Valuation Office Rating List £32,250. Rates Payable 2020/2021 £16,092.75 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 Asset Rating Band C – 62.

## 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 the transaction.

## VAT

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

## VIEWING

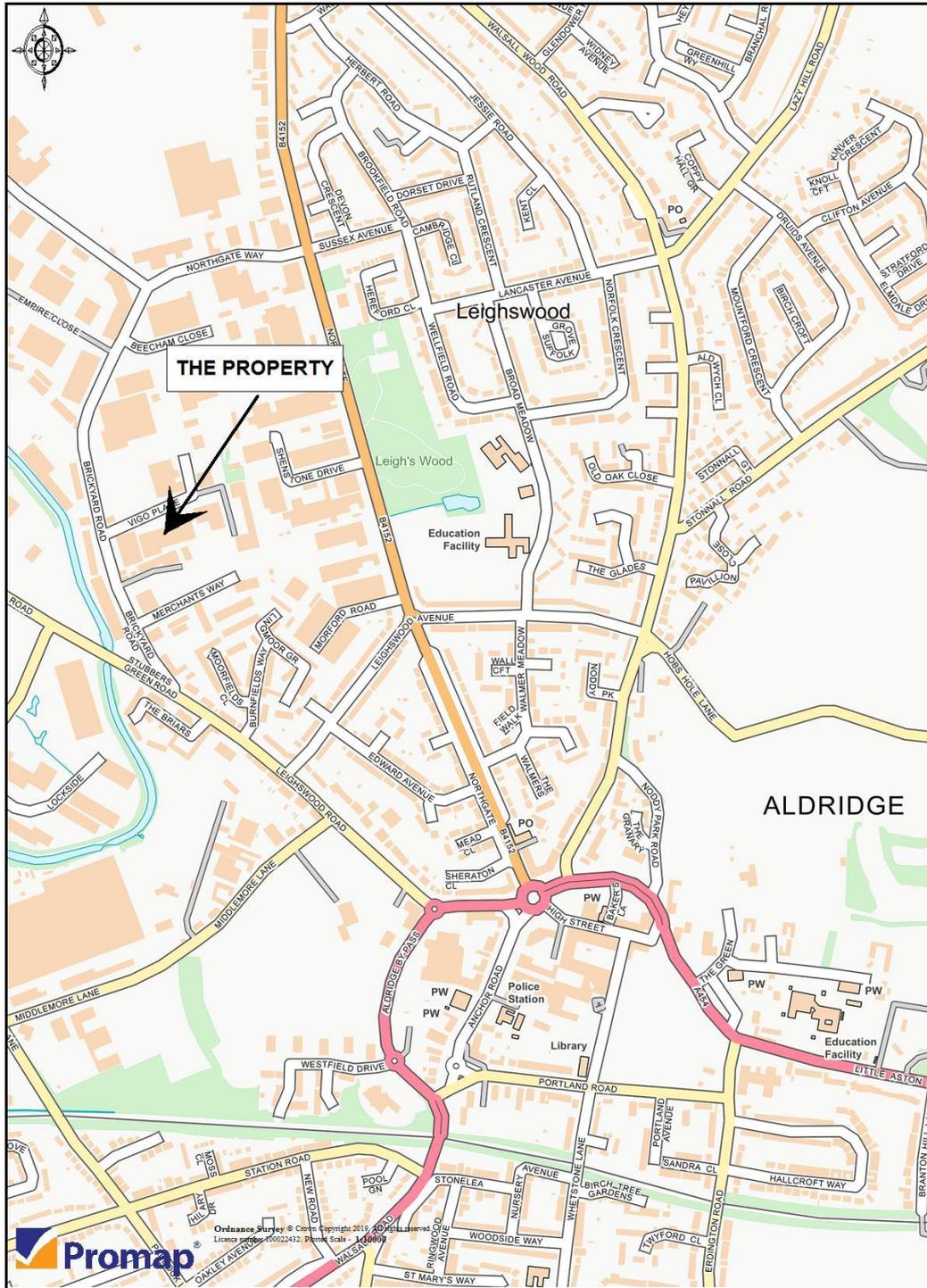
**Strictly by appointment, please contact Burley Browne on 0121 321 3441.**



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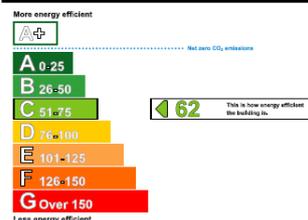
**Energy Performance Certificate** HM Government  
Non-Domestic Building

Unit 16  
Vigo Place  
Aldridge  
WALSALL  
WS9 8UG

Certificate Reference Number:  
0970-8949-0314-0230-1030

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](http://www.gov.uk/government/collections/energy-performance-certificates).

**Energy Performance Asset Rating**



Technical Information	
Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	1395
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	29.44
Primary energy use (kWh/m <sup>2</sup> per year):	Not available

Benchmarks	
Building similar to this one would have ratings as follows:	
25	If newly built
67	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  
Registered in England No. 5488324  
Registered Office: 1A Mitre Court, 38 Lichfield Road, Sutton Coldfield, B74 2LZ**