

FOR SALE / TO LET



ANCHORBROOK 35

| WHARF APPROACH | ALDRIDGE | WALSALL | WS9 8BX |



Computer Generated Image showing possible scheme
*Distances stated are approximate and have been
measured on a map from point to point.

**NEW INDUSTRIAL /
WAREHOUSE UNIT**

35,250 SQ FT

- Design and build opportunity
- 3.5 miles to T5 of M6 Toll, 4 miles to J9 M6*
- Site area: 0.75 hectares (1.86 acres)



Computer Generated Image showing possible scheme

LOCATION

Anchorbrook 35 is a development of 0.75 hectares (1.86 acres) close to Aldridge town centre, on the edge of the busy West Midlands conurbation and is ideally located adjacent to established business and industrial areas.

The site has direct links via the A454 and A461 to the M6, A5 trunk road and Junction T6 of the M6 Toll.

SPECIFICATION

Anchorbrook 35 will be built and designed to suit your requirements:

- Integrated office facility
- Steel portal frame construction
- Level access with electric roller shutter doors
- To be EPC rated A
- Ample parking
- Secure site.



For a fly through of how the completed development will look please visit the following web site:-

www.hortons.co.uk/news/2019/our-latest-development-anchor-brook-35/

View 01: Front entrance:- kuula.co/post/7qfHM

View 02: Car park:- kuula.co/post/7qfH1

View 03: Service yard:- kuula.co/post/7qfHD



FOR MORE INFORMATION

J F
0121 643 9337
07305 334 286
johnsonfellows.co.uk

Mark Fitzpatrick
E: mark.fitzpatrick@JohnsonFellows.co.uk

**AVISON
YOUNG**

David Willmer
T: 0121 609 8302
E: david.willmer@avisonyoung.com

DEVELOPER



Burley Browne and Avison Young (and their subsidiaries and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (ii) Avison Young and Burley Browne cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. (iii) no employee of Burley Browne and Avison Young (and their subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. (iv) rents quoted in these particulars may be subject to VAT in addition. (v) Burley Browne and Avison Young (and their subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. (vi) the reference to any plant, machinery, equipment, services, fixture or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements. August 2020.