

Unit W4 West Point, Middlemore Lane West,
Aldridge, Walsall, WS9 8DT



TO LET

Modern Industrial/Warehouse Premises

Gross Internal Area: 13,750 ft² (1,277.40 m²)

Location

The premises are located on the junction of Dumblederry Lane and Middlemore Lane West in Aldridge which is approximately eight miles north of Birmingham City Centre, eleven miles east of Wolverhampton and three miles to the north east of Walsall.

WestPoint is a newly established business park known locally for its history as the home of GKN DRIVELINE who occupied the site in full until recently.

The site benefits from good commuter links with easy access to Walsall, Birmingham, Lichfield, Cannock and the regions via the A454 and A451 trunk road and J9/10 M6 & J7 M6 / J1 M5.

The site is 2.5 miles approx. from junction 9/10 of the M6 approx.

Description

Situated within the newly re-developed West Point Business Park, the subject unit is of steel portal frame construction with full height block elevations surmounted by a pitched roof incorporating translucent roof lights.

The unit boasts an eaves height of approximately 5.4m with large electrically operated shutter doors and is further serviced by private w/c facilities.

There are approximately 250 secure on-site car-parking spaces with overnight security.

Accommodation

Total (GIA) 13,750 ft² (1,277.40 m²) approximately.

Terms

The property is available on a new lease, with length to be agreed, at £68,750 per annum.



Service Charge

A small contribution towards common area maintenance of the site will be levied along with a charge for buildings insurance.

VAT

All prices quoted are exclusive of VAT which may be payable.

Legal Costs

The landlord offers a free no charge easy in lease agreement for immediate access. Solicitors may be used but tenant to pay landlord's reasonable costs.

Planning

We understand that the properties have B1, B2, B8 uses, however, we advise all interested parties to make their own enquiries with the local authority.

Services

We understand that all mains services are available on or adjacent to the subject property.

The agents have not inspected nor tested the condition of the services and interested parties are advised to carry out their own investigations.

Energy Performance Certificate

Available upon request from the agent.

Availability

The properties are immediately available subject to the completion of legal formalities.

Viewings

Strictly via the agent Siddall Jones on **0121 638 0500**

