



Units 2 & 3 Beecham Business Park, Northgate Aldridge, Walsall, WS9 8TZ

- Total Area Approx 45,446 sq ft (4,222 sq m)
- Prominent Main Road Frontage
- Approximately 3 miles north east of Walsall Town Centre
- From 4.3m up to 8m Eaves
- 24/7 Hour Access
- EPC Rating A-22



Printcode: 202121

Units 2 & 3 Beecham Business Park Northgate, Aldridge

LOCATION

Beecham Business Park fronts the busy Northgate road, one of the arterial routes in to Aldridge and a popular industrial and business location. The estate lies less than one mile north of Aldridge town centre, which provides shopping, food outlets and banking facilities. Aldridge is situated approximately 3 miles north east of Walsall town centre and is located between the M6 and M6 Toll Road, which provide easy access to the cities of Birmingham and Wolverhampton.

DESCRIPTION

The property, which forms part of Beecham Business Park, incorporates two adjoining bays with a concrete portal frame design incorporating part brick and clad elevations together with a modern metal profile sheet roof. The minimum eaves height for the front bay is approximately 14ft (4.3m) and for the rear bay approximately 26ft 3ins (8m). There are roller shutter servicing doors at either end together with parking facilities.

ACCOMMODATION

All measurements are approximate:

Units 2 & 3 approx 45,446 sq ft (4,222 sq m)

RENT

£195,000 pax

VAT

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

LEASE

The premises are offered by way of a new FRI lease for a term to be agreed between the parties.

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/2116/ELH

LOCAL AUTHORITY

Walsall Metropolitan Borough Council Tel: 01922 650000.

RATEABLE VALUE

£87,000 - Valuation Office.

RATES PAYABLE

£44,544 - 2020/2021.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Rating A-22.

SERVICE CHARGE

We understand that a service charge is levied for the maintenance and upkeep of common parts and areas.

LEGAL COSTS

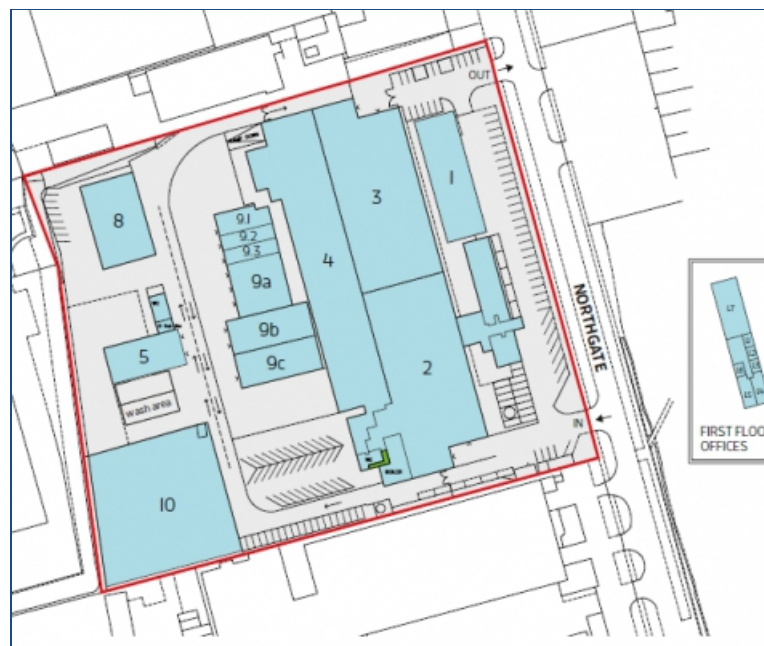
All legal costs incurred in the preparation of the lease and counterpart lease together with any vat and stamp duty due thereon will be the responsibility of the incoming tenant.

AVAILABILITY

Immediate.

VIEWING

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



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