ARROW POINT

BRICKYARD ROAD | ALDRIDGE | WS9 8BW

TO LET
DISTRIBUTION/PRODUCTION UNIT

63,600 sq ft (5,908 sq m)

- Good access to J10 M6
- Large private and gated yard
- Steel portal frame
- 1 level access door
- 9m to eaves
- 6 dock level doors
- Loading bay canopy
- Single storey offices



TO BE COMPREHENSIVELY REFURBISHED AVAILABLE Q3/Q4 2023

SPECIFICATION

To be comprehensively refurbished

Warehouse

- 6 dock level loading doors
- 1 Level access door
- Large private and gated yard
- Gatehouse with automatic entrance barriers - option to retain
- 9m to eaves
- Dedicated HGV and car parking on site
- LED lighting to be installed

Offices

- Single Storey
- Heating and lighting

ACCOMMODATION

GIA	sq ft	sq m
Warehouse	60,395	5,610.25
Offices	3,205	297.75
TOTAL	**63,600**	**5,908.00**

TERMS

Leasehold on a new full repairing and insuring lease on terms to be agreed.

RENT

Upon application.

BUSINESS RATES

Rateable Value - £227,000
(from 1 April 2023)

EPC

The unit has an EPC rating of C-66.

SERVICES

We understand that all mains services are connected to the building, however, none have been tested. Interested parties should rely on their own enquiries.

VAT

VAT will be chargeable at the current rate.

PLANNING

We understand the property has planning consent for B1, B2 (General Industrial) and B8 (Storage and Distribution) use. Interested parties should rely on their own enquiries.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties leasing the property. Before a business relationship can be formed we will request proof of identification for the leasing entity.

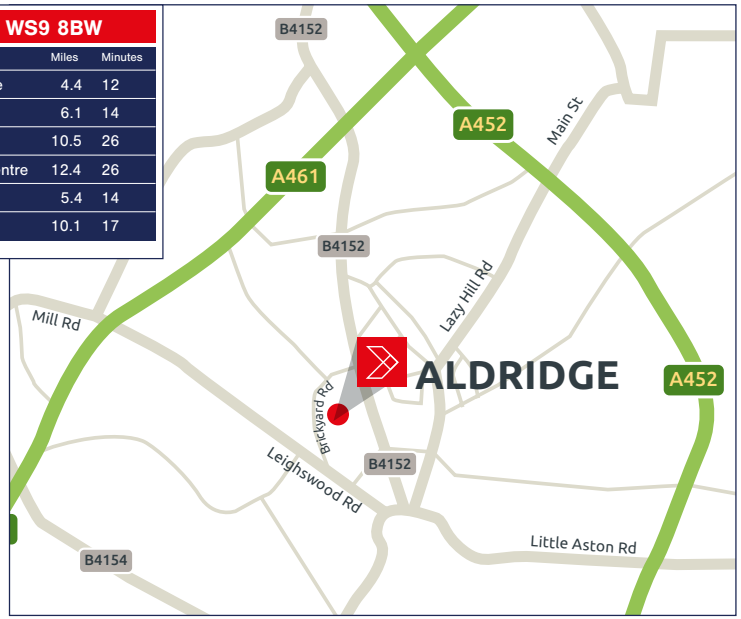




SAT NAV WS9 8BW

	Miles	Minutes
Walsall Town Centre	4.4	12
Sutton Coldfield	6.1	14
Wolverhampton	10.5	26
Birmingham City Centre	12.4	26
M6 J10	5.4	14
M6 Toll	10.1	17

Source: Google



Arrow CAPITAL PARTNERS

VIEWING & FURTHER INFORMATION

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