

HYBRID OFFICE / WAREHOUSE



52 - 54 Wharf Approach, Anchor Brook Industrial Park,
Aldridge, Walsall, West Midlands, WS9 8BX

- Modern Hybrid Office and Warehouse Property
- Totalling 29,704 sq ft (2,759.6 sq m)
- Approx 1.59 Acres (0.643 Hectares) Providing a Development Density of 42%
- Virtual Freehold (999 Year Long Leasehold with a Peppercorn Rent)
- External Surfaced Yard Provides 107 Parking Spaces
- A Service Charge is Levied in Respect of the Estate
- Good Road and Transport Links
- EPC Certificate Ratings - Unit 52: C63 and Unit 54: C53



Printcode: 2026929

52 - 54 Wharf Approach Anchor Brook Industrial Park, Walsall

LOCATION

The property is prominently situated on Wharf Approach on the popular and well established Anchor Brook Industrial Park in Aldridge. It lies approximately 1 mile from Aldridge town centre and 4 miles from Walsall town centre via the A461 and 5 miles from junction T6 of the M6 Toll Road and 5 miles from junction 10 of the M6 motorway which in turn leads to the M5. Other occupiers within the area include Horizon Drinks, Oakland Furniture, Ibstock Brick, Perfect Group and Farcroft Group.

DESCRIPTION

The units are of steel portal frame construction with metal clad walls and roof with translucent light panels and were constructed in 2006. The tenant has had solar panels and EV charges installed. Each unit has a warehouse and ground and first floor office accommodation. The warehouses have concrete floors, electric roller shutter doors, gas fired blowers and has an eaves height of 7.1m up to 8m.

The office accommodation benefits from double glazing, gas fired central heating, air conditioning, suspended ceilings, perimeter trunking, male, female and disabled wcs, kitchen and staff areas, separate meeting rooms and executive areas.

Parking is to the rear of the units.

ACCOMMODATION

All measurements are approximate:

UNIT		SQ FT	SQ M
52	G/F Offices	5,541	514.8
	F/F Offices	5,051	469.3
	Warehouse	4,392	408.0
	Sub-Total	14,984	1,392.1
Link	G/F Offices	280	26.0
	F/F Offices	265	24.6
	Sub-Total	545	50.6
54	G/F Offices	5,716	531.0
	F/F Offices	5,205	483.6
	Warehouse	3,254	302.3
	Sub-Total	17,175	1,316.9
TOTAL		29,704	2,759.6

ASKING PRICE

Offers in region of £3.0 Million plus VAT.

VAT

The property is elected for VAT.

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/2532/ELH

TENURE

999 year Long Leasehold with a peppercorn rent.

LOCAL AUTHORITY

Walsall Metropolitan Borough Council Tel: 01922 650000.

RATEABLE VALUE

Unit 52: £92,000 - VOA.

Unit 54: £80,500 - VOA.

RATES PAYABLE

Unit 52: £44,160 - 2026/2027.

Unit 54: £38,640 - 2026/2027.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Ratings:

Unit 52: C63.

Unit 54: C53.

SERVICE CHARGE

A service charge is levied in respect of the Estate, further information is available on request.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs in this matter.

VIEWING

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

FURTHER INFORMATION

For a brochure and further information please contact either:

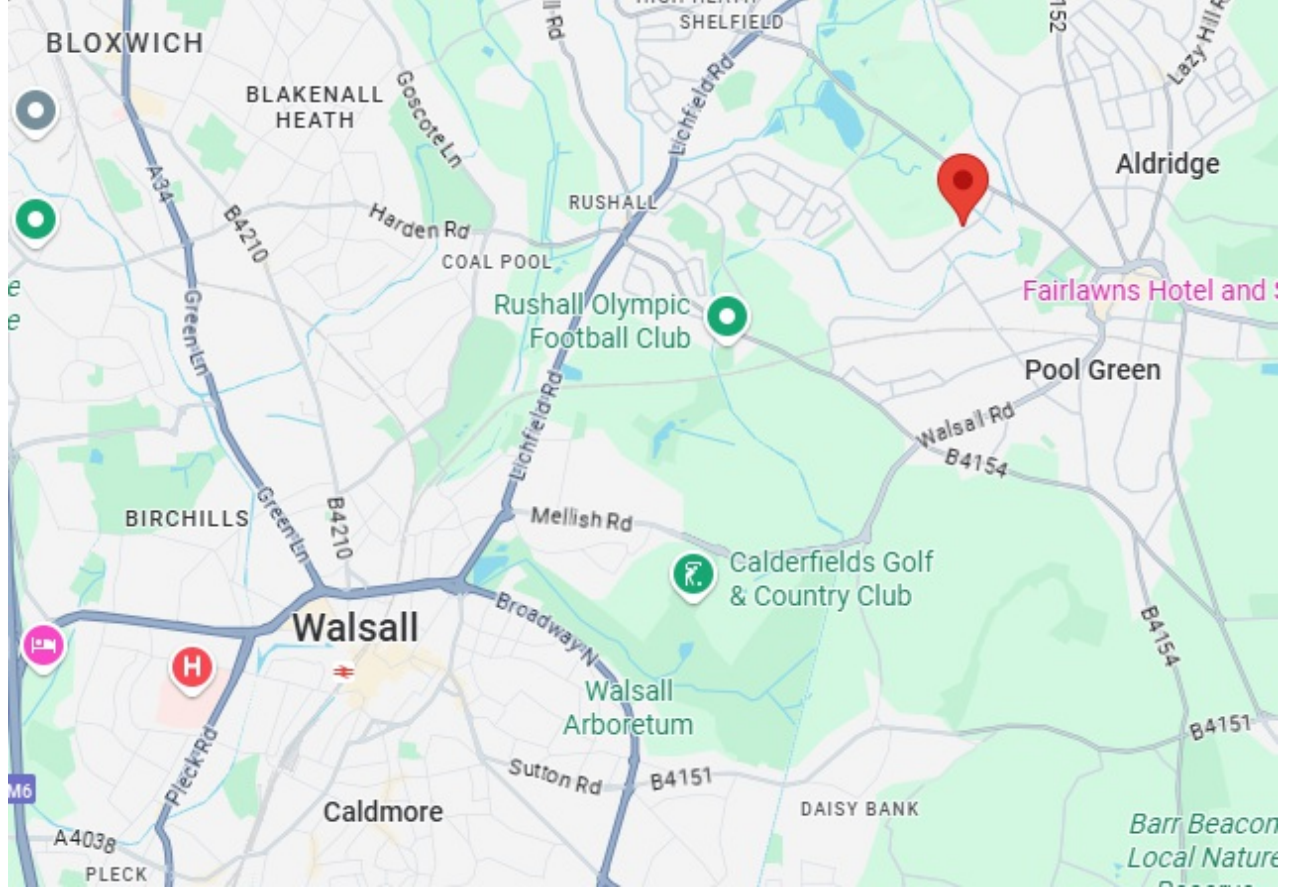
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