



TO LET

INDUSTRIAL/ WAREHOUSE PREMISES

**UNIT 1 AND 3 FALCON PARK
MIDDLEMORE LANE WEST
ALDRIDGE, WS9 8EA**



Unit 1 - 6,250 sq.ft (581.5 sq.m)

Unit 3 - 4,730 sq.ft (439 sq.m)

Approx. Gross Internal Area

- Secure fenced site
- Flexible terms
- Available separately or combined
- Prominent position





Location:

The Town of Aldridge is located on the A454 Walsall Road, approximately 3 miles to the south of Brownhills and approximately 3.75 miles to the north east of Walsall. The nearest motorway access is via Junction 10 of the M6 motorway which is approximately 3 miles to the south west.

Middlemore Lane West is located within an established industrial area. Surrounding occupiers are predominately industrial and warehousing uses.

Description:

The property is in a prominent position fronting Middlemore Lane West within a secure self-contained site. The bays have single roller shutter door access. All mains services, small office contents and WC facilities. The eaves height extends to approximately 4.5m. There is also a 3 tonne crane in Unit 1. Allocated parking will be provided with each Bay.

Accommodation:

	sq. ft.	sq. m.
Unit 1	6,260	581.5
Unit 3	4,730	439.4

The bays are available either combined or separately.

Tenure:

The bays are available by means of a new full repairing and insuring lease upon terms to be agreed.

Rental:

Upon application.

Services:

All mains services are connected.

Rates:

2026 Rateable Value: On application from the Agents.

EPC Rating:

Available from the Agents.

Money Laundering:

The Money Laundering Regulations require identification checks are undertaken for all parties leasing property. Before a business relation could be formed, we will request proof of identification for the leasing entity.

Legal Costs:

Each party to bear their own legal costs in any transactions.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.





Viewing:

Strictly via joint agents:

Harris Lamb
4 Brindleyplace
Birmingham
B1 2LG

Tel: 0121 455 9455

Contact: Ashley Brown
Email: ashley.brown@harrislamb.com
Mob: 07887 503 851

Contact: Charles D'Auncey
Email: charles.dauncey@harrislamb.com
Mob: 07747 897 866

Arcadian Assets

Mob: 07831 229 128 or 07850 789 082

Ref: G008193
Date: October 2026

Subject To Contract



