ANDREW DIXON & COMPANY

Chartered Surveyors & Commercial Property Consultants

FOR SALE

INDUSTRIAL PREMISES & YARD



Westgate One, Westgate, Aldridge, Walsall, WS9 8EX

- INFORMAL TENDERS INVITED NO LATER THAN 12PM WEDNESDAY 18TH NOVEMBER 2026
- Total Site Area 2.97 Acres (1.2 Hectares)
- Occupies a Low Site Coverage
- Part Income Producing
- Surfaced Yard Space
- Existing Office and Industrial Buildings
- Located Approximately 5 Miles from the M6 Motorway and M6 Toll Road

Printcode: 20261007

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The Woodlands
4 Hallcourt Crescent, Cannock
Staffordshire, WS11 0AB
Fax : 01543 506654
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Westgate One
Westgate, Aldridge



LOCATION

The property is located at the junction of Westgate and Dumblederry Lane, being approximately 1 mile west of Aldridge town centre and 4 miles north east of Walsall. Junction 10 of the M6 motorway is approximately 5 miles south west and provides road links to the wider motorway network.

DESCRIPTION

2 Storey Office Building

The building is brick design portacabin offices with part air conditioning, double glazed windows, LED lighting and wall mounted electric heaters. There are male and female WCs and a kitchen.

Brick Warehouse

The unit is of steel frame construction with brick walls and a lined profile metal sheet mono-pitched roof. Internally the unit provides storage facilities with a concrete floor, LED lighting and a steel roller shutter door.

Maintenance Building

This part of the property is of steel frame construction with full height double skin profile metal clad elevations and a metal sheet roof with translucent light panels. The property also has a concrete floor, LED lighting and a roller shutter door.

The majority of the site is concrete surfaced and is utilised for open storage.

ACCOMMODATION

All measurements are approximate:

	SQ FT	SQ M
Brick Building	1,754	(163)
Brick Building Mezzanine	420	(39)
Light Industrial Unit	3,707	(344)
Offices	2,500	(232)
Total	**8,381**	**(778)**

The total site area extends to approximately 2.97 acres (1.2 hectares)

ASKING PRICE

£2,400,000 plus VAT

VAT

The property is elected for VAT and it is anticipated that the transaction will be treated as a Transfer of a Going Concern (TOGC).

PROPERTY REFERENCE

CA/BP/2533/a1126/ELH

TENANCIES

There are presently two tenants on part of the site being located to its rear and adjacent to the canal. The individual demised areas are highlighted in the attached lease plan and the Tenancy Agreements are as follows:

Walter & Sons Waste Management Ltd occupies the area edged in green on an expired lease which was contracted outside the security provisions of the Landlord and Tenant Act 1954 Part II. They are currently paying £12,000 pax.

Flowmix Limited occupies the three areas edged in red on the lease plan on a 7 year lease from 12th June 2023 at a current rent of £36,000 pax. This lease is also contracted outside the security provisions of the Landlord and Tenant Act 1954 Part II.

The area hatched in blue is the vehicular accessway. The remaining site and buildings are presently vacant.

Copies of the individual leases are available upon request.

LOCAL AUTHORITY

Walsall Metropolitan Borough Council Tel: 01922 650000.

RATEABLE VALUES & RATES PAYABLE

M&J Evans: £67.500 - VOA. £32,400 - 2026/2027.
Flowmix: £28,000 - VOA. £12,096 - 2026/2027.
Walter & Sons: £16,750 - VOA. £7,236 - 2026/2027.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificates D-80, D-80 & D-77.

LEGAL COSTS

Each party is to be responsible for their own legal costs and professional fees in relation to any transactions.

VIEWING

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

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.

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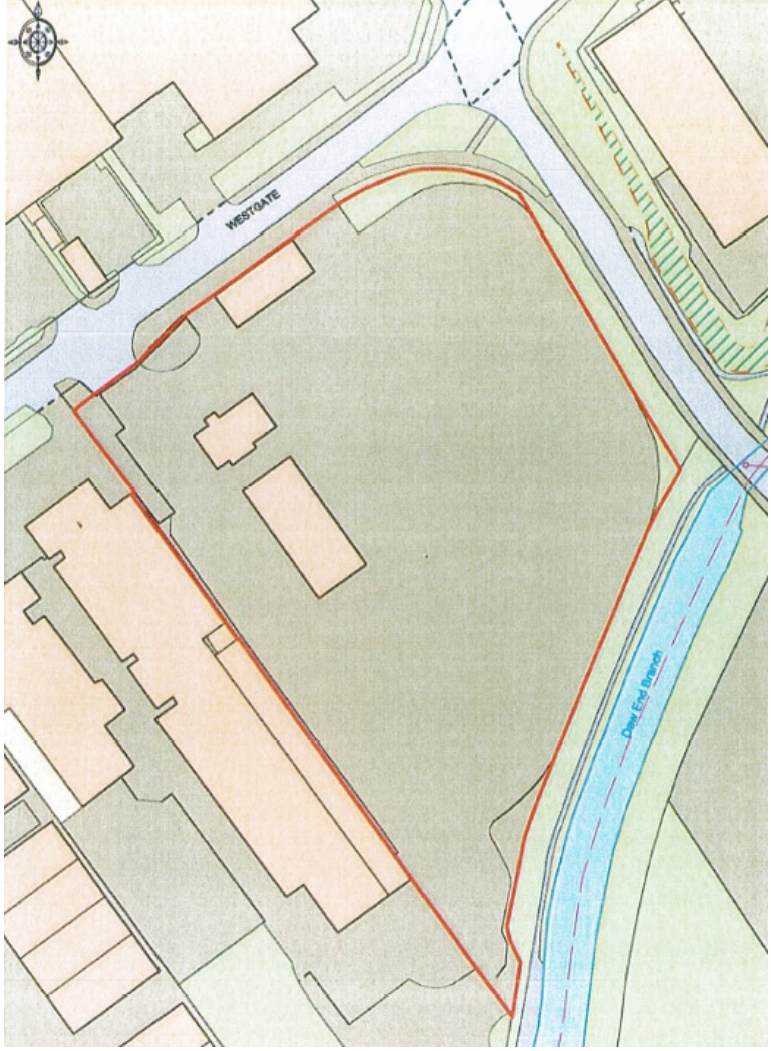
WESTGATE
Dove Eye Beck


N
Aldridge House













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