TO LET - INDUSTRIAL PREMISES WITH YARD

Unit 75 Brickyard Road, Walsall, WS9 8SR



5,529 SQ FT	0.75 ACRES	£80,000 PA	AVAILABLE
GIA	SITE AREA	RENT	NOW

Warehouse Premises – Large Secure Yard - Highly Prominent Roadside Frontage

Property overview

DESCRIPTION

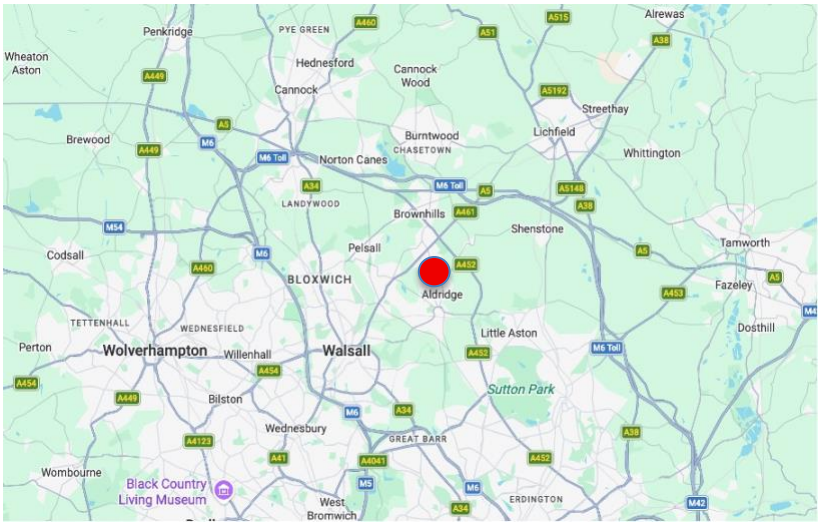
The subject property comprises a detached warehouse building of steel portal frame construction. The building offers warehouse accommodation which incorporates offices / trade counter space, kitchen, mezzanine floor and WCs. The premises benefit from a large secure yard and 14 designated car parking spaces to the front elevation.

SPECIFICATION

- Steel portal frame construction
- 4.0 m minimum eaves height (5.7m to ridge)
- Total Site area: 0.75 acres
- Total Yard area: 0.49 acres (only 17% site density)
- Level access loading door
- Ground floor trade counter / office space
- Mezzanine floor
- Secure fenced and gated yard
- Dedicated car parking – 14 spaces

LOCATION

Brickyard Road is an established industrial location on the outskirts of Aldridge town centre. The property occupies a prominent position with main roadside frontage. Brickyard Road has nearby access to the Walsall Road (A461) which in turn provides access south, with Walsall town centre (4 miles distance) and north with Lichfield City Centre (7 miles disance) together with the areas of Walsall Wood, Brownhills and further south with Sutton Coldfield.



ACCOMMODATION

Area	Sq ft	Sq m
Warehouse and ancillary	4,396	408.43
Mezzanine	1,133	105.22
TOTAL GIA	5,529	513.65





Terms & further information

TENURE / TERMS
Available by way of a new full repairing and insuring lease on terms to be agreed.

BUSINESS RATES
Current Rateable Value - £35,000. For further information interested parties should make their own enquiries with the relevant billing authority.

VAT
All figures are quoted exclusive of VAT.

RENT
£80,000 per annum exclusive.

EPC
Energy Performance Certificate: Rated D – Valid until 15th January 2031

LEGAL COSTS
Each party to be responsible for its own legal costs unless otherwise agreed.

VIEWING & FURTHER INFORMATION

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