

**Brickyard Road, Aldridge, Walsall WS9 8SR**



**TO LET**

**WAREHOUSE 33,463 SQ/FT**

- ✓ **LARGE YARD AREAS 1.55 ACRE SITE**
- ✓ **3 PHASE POWER SUPPLY**
- ✓ **5.5M CLEARED WAREHOUSE HEIGHT**
- ✓ **FULLY HEATED**

## LOCATION

The property is located approximately 600m from Aldridge town centre, 8 miles from Birmingham City Centre, 2 miles from Walsall Town Centre and 3 miles to M6 J10.

## DESCRIPTION

The buildings comprise of a part brick part clad elevations and steel portal frame construction. The property benefits from large yard areas and a fully secured premises with two HGV access points. The building benefits from 4 level loading electric access shutters alongside a purpose built office facility on part ground and first floor level. Internally the property benefits from 5.5m cleared height (approx) and a fully heated warehouse.

## PLANNING

We understand that the premises have B1, B2 & B8 uses, however we advise all interested parties to make their own enquiries with the local authority.

## SERVICE CHARGES

contribution towards the maintenance costs of the site and a charge for building insurance will be levied.

## LEGAL COSTS

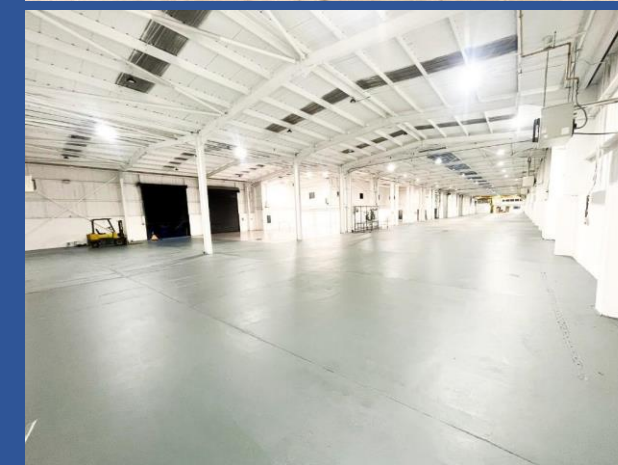
All parties to cover their own legal costs

## RATES

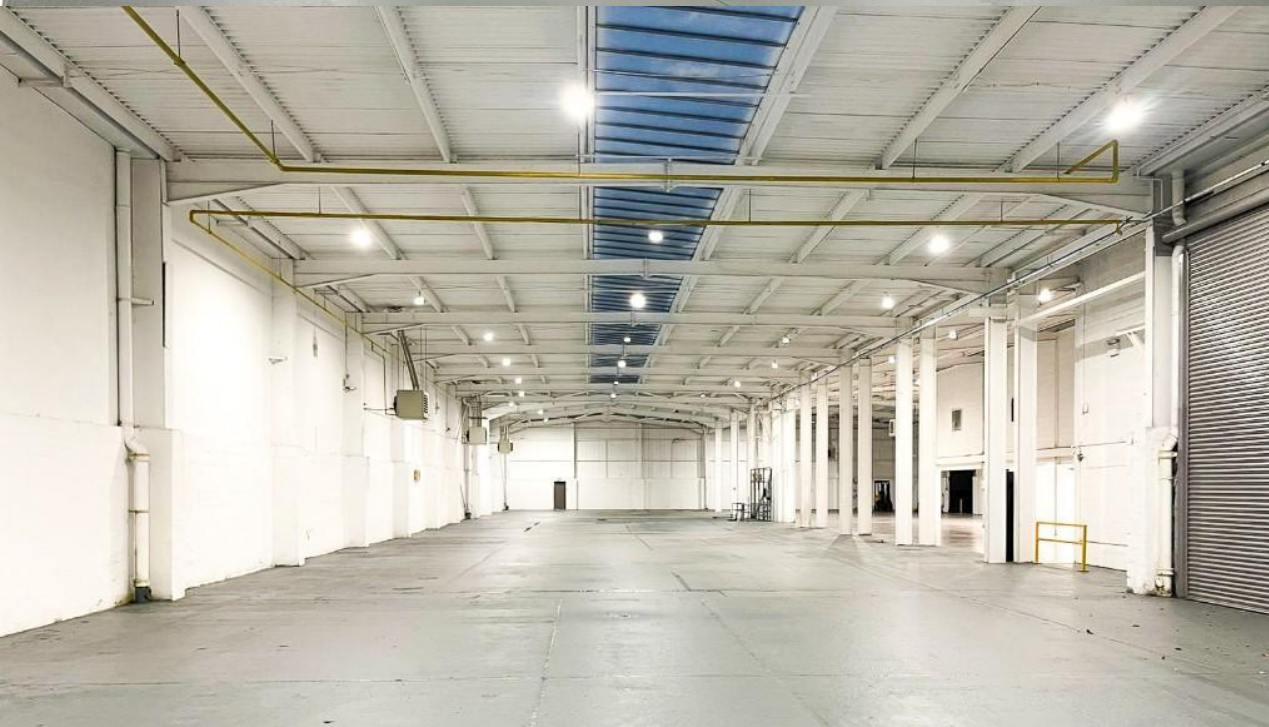
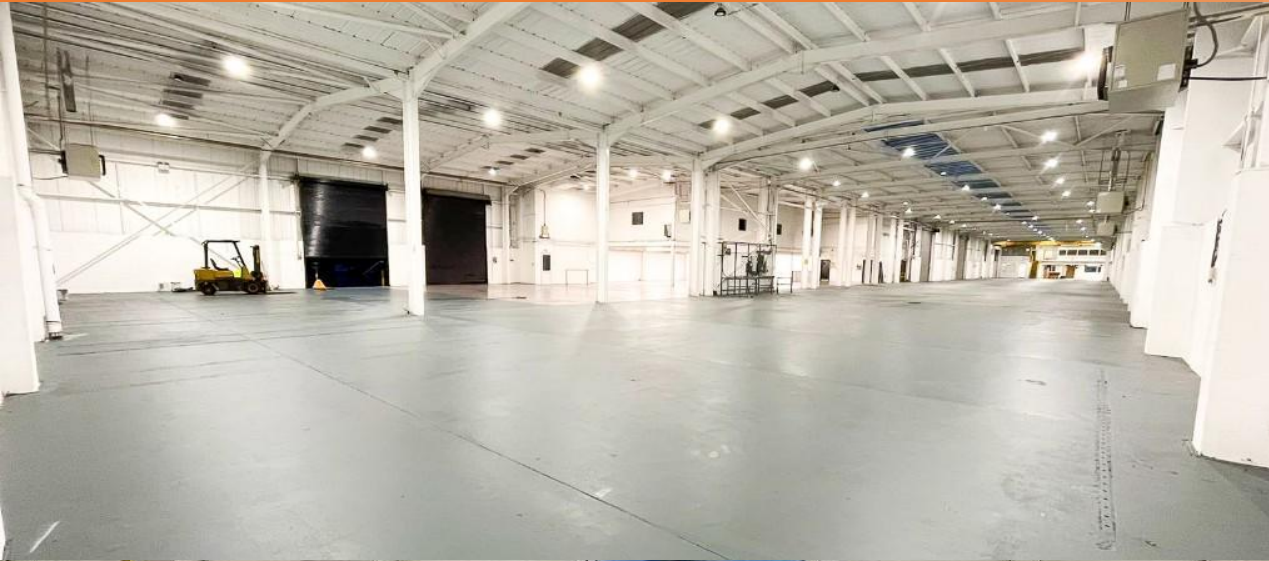
All enquiries to be directed to the relevant local authority

## AVAILABILITY

The property is available immediately subject to contract



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