

UNIT 1B, ROSSWAY BUSINESS PARK, WHARF APPROACH,
ALDRIDGE ROAD, WALSALL, WS9 8BX



TO LET

MODERN, BUSINESS PARK/TRADE
COUNTER/WAREHOUSE/
INDUSTRIAL ACCOM.

4,547 sq.ft/422.43 sq.m

- Substantial, electrically operated “up and over” door access.
- Excellent off street car parking.
- Portal framed – apex height circa, 25ft/7.62m (check).
- Overhead gas radiant heaters.
- Internal office accommodation.
- Kitchen & toilet facilities.

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LOCATION

Rossway Business Park enjoys an extensive frontage onto Wharf Approach, adjoining the intersection with Dumblederry Lane located within close proximity to Anchorbrook Business Park/outskirts of Aldridge Town Centre.

Aldridge is located approximately 3 miles north east of Walsall, 5 miles north west of Sutton Coldfield/Little Aston and approximately 10 miles due north of Birmingham City Centre.

Access to the national motorway network is provided by junction 7 of the M6 motorway (circa, 4.5 miles due south).

Junction 7 adjoins the main intersection of the M5 & M6 motorways (Ray Hall Interchange).

DESCRIPTION

Rossway Business Park provides relatively modern, high quality, portal framed, ground floor, trade counter/business park/industrial/warehouse accommodation.

Unit 1b is end of terrace, including internal office accommodation, kitchen & toilet facilities.

Advantages include:

- Electrically operated, "up and over" access door (width 14 ft 8"/4.47 m – Height 16ft 4"/4.98 m)
- Portal framed – apex height circa, 25 ft/7.62m)
- Excellent natural light.
- Overhear gas radiant heaters.
- Sodium/LED lighting.
- Excellent off street loading/car parking.

ACCOMMODATION

4,547 sq.ft/422.43 sq.m

TENURE

The unit is available on the basis of a 5 year, FRI lease agreement.

ASKING RENTAL LEVEL

£38,650

VAT

VAT is applicable

RENTAL PAYMENTS

Quarterly in advance.

ANNUAL SERVICE CHARGE

£4,189.16 + VAT

ANNUAL INSURANCE PREMIUM

£433.76

BUSINESS RATES

Rateable Value - £28,750

Rates Payable – circa, £14,375

MAINS SUPPLIES

The property has the advantage of a substantial, 3 phase electrical supply, gas, water and drainage.

YARD FACILITY

By separate negotiation, if required, the adjoining yard facility (hatched blue on the attached plan), could be included within the demise.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

ANTI MONEY LAUNDERING

Two forms of ID will be required from any incoming tenant.

JOINT AGENTS

For More Information Contact:

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SMB

Stephens McBride

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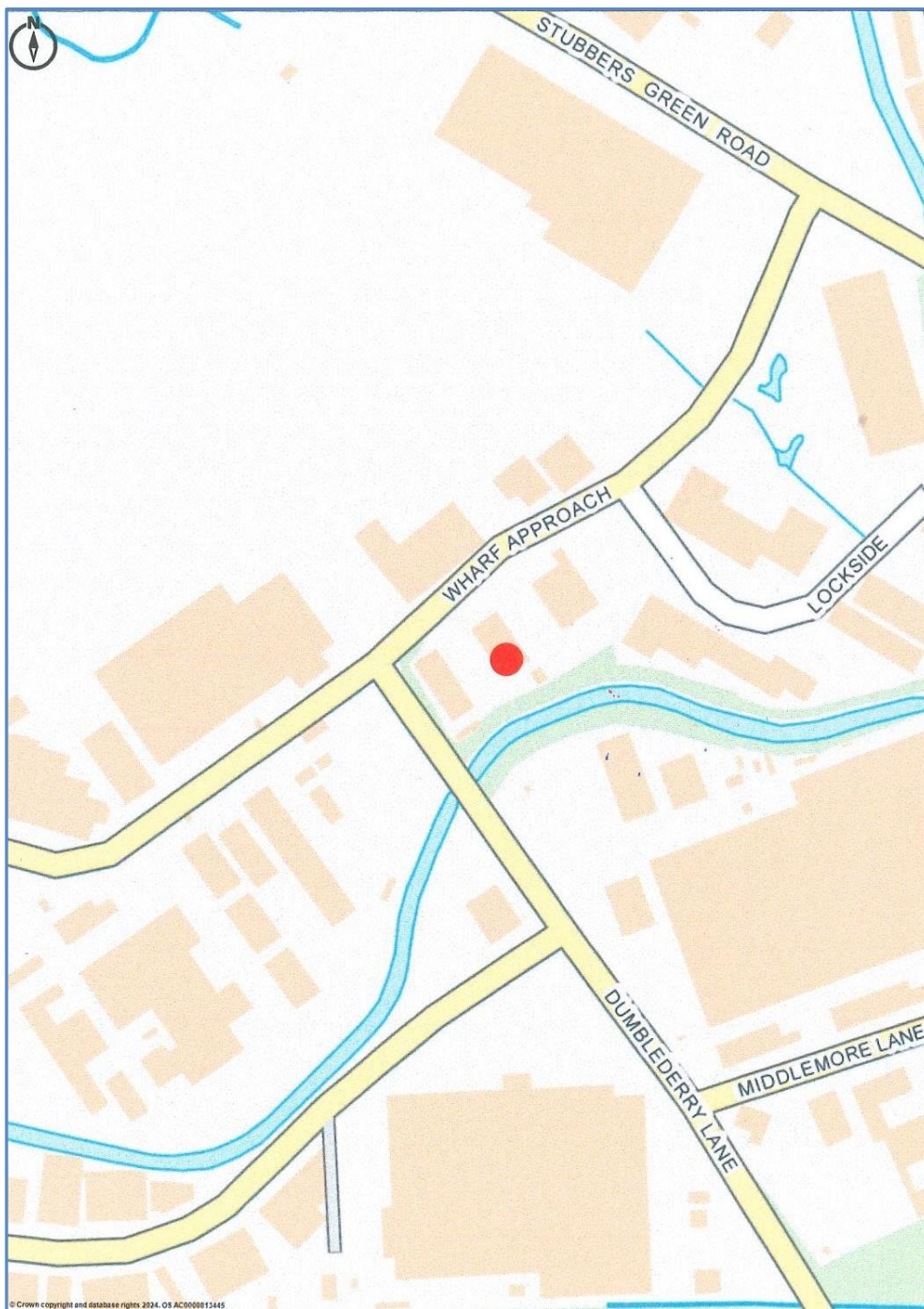
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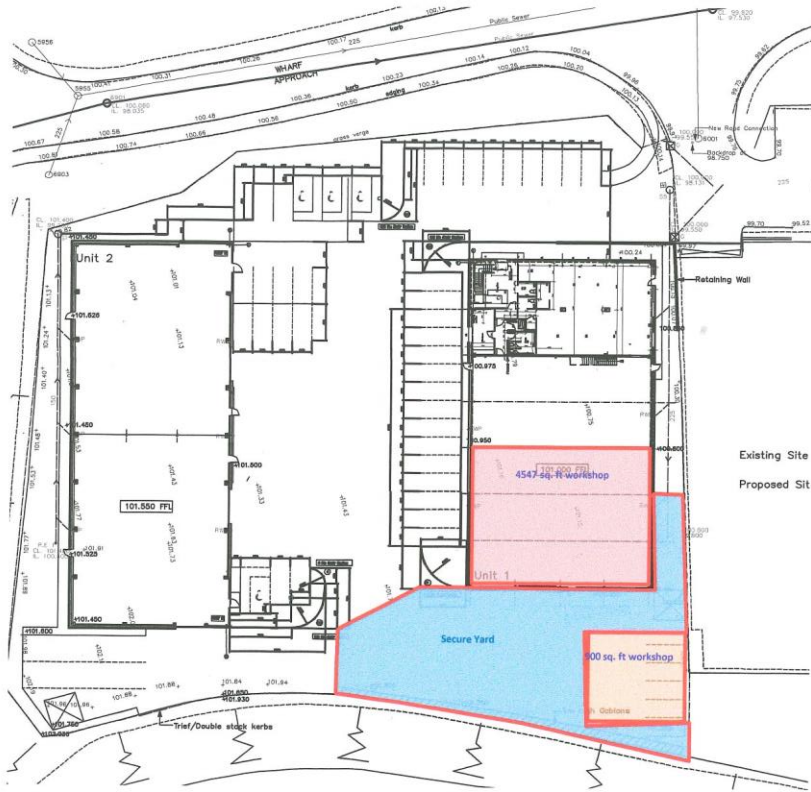
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NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.