

FOR SALE

Vacant Freehold Industrial / Warehouse Premises

Northgate Way, Aldridge, Walsall, WS9 8TH

On behalf of the Joint Administrators



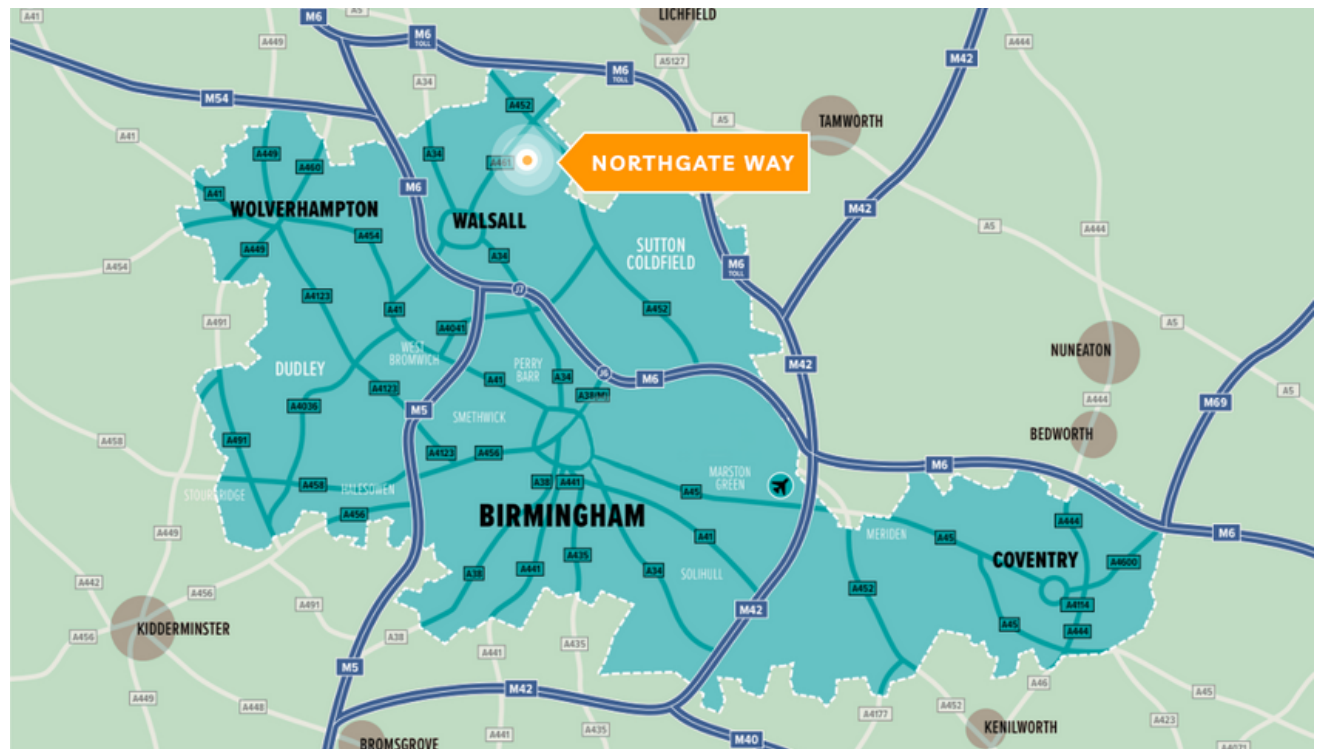
HIGHLIGHTS

- Vacant freehold industrial / warehouse premises
- 29,822 sq. ft. on a secure 1.67 acre site
- Established industrial location within 4 miles of T6 M6 Toll and A5 Trunk Road
- Large yard and ample parking
- Asset management and redevelopment potential S.T.P.
- **Offers in the order of £2m** invited for the freehold interest

LOCATION & SITUATION

The property is located on Northgate Way within the established industrial area of Aldridge, approximately 4 miles north-east of Walsall Town Centre. Proximate occupiers include DPD, Wienerberger, Ibstock Brick, Werner Group, Howdens and Toolstation.

The property has excellent connectivity to the national road and motorway network via the A5 Trunk Road (3.5 miles north), T6 of the M6 Toll (4 miles north) and J10 M6 (5.5 miles west). Walsall railway station, situated in Walsall town centre, provides direct services into Birmingham within approximately 20 minutes.



THE PROPERTY

The property comprises a three-bay, freehold industrial / warehouse premises of approximately 29,822 sq. ft. on a secure 1.67 acre site.

Externally, the property has a large secure yard to the front elevation, comprising a mixture of concrete and tarmacadam construction. There is additional land to the rear of the premises, with an independent vehicular access point, which could be utilised as additional yard/parking.

The entire site is enclosed by secure palisade fencing.

The main industrial accommodation is of concrete frame construction with elevations comprising a mixture of brick, block and profile cladding, surmounted by a corrugated asbestos roof. There is a concrete floor throughout. The minimum clear internal height is approximately 4.4m.

Services comprise a mixture of radiant gas heaters, fluorescent tube lighting and LED downlights. There are ceiling fans within the main production bay.

There is a single storey office block to the front elevation which was predominantly utilised as production / manufacturing space by the previous occupant.

We understand mains gas, water, drainage, and a three-phase electricity supply are all connected, however, none have been tested.





ACCOMMODATION

Area	Use	sq.m.	sq.ft.
Bay 1	Industrial	704.46	7,583
Bay 2 & 3	Industrial	1,907.46	20,532
Office / Ancillary	Ancillary	158.65	1,707
Total		2,770.57	29,822

FURTHER INFORMATION

Title

The property is held freehold under Title No. WM437472.

Business Rates

The property is assessed as follows:

Rateable Value: £105,000

Rates Payable (2023/24): £53,760

Planning

The property is situated within an area designated as 'Local Quality Industry', and is safeguarded for employment purposes.

EPC

EPC rating E (122). A copy of the EPC is available within the Marketing Pack.

Asset Management and Redevelopment

The property offers excellent asset management and redevelopment opportunities (S.T.P.) due to its strategic location, multiple access points and large front and rear yards.

Services

We understand all services are connected however none have been tested. Interested parties should rely on their own enquiries.

VAT

Guide price quoted exclusive of VAT.

Costs

Each party to be responsible for their own costs incurred in the transaction.

Marketing Pack

A Marketing Pack with further information is available upon request.

Viewings

Strictly by appointment with Watling Real Estate only.

Guide Price

Offers in the order of £2m invited for the freehold interest.



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- Satisfactory proof of the source of funds for the buyers / funders / lessee.

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June 2023

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