

# To Let

## Pennycuick Collins

Chartered Surveyors

### Unit 3 Lion Industrial Park, Northgate Way, Aldridge, Walsall



***104.05 m<sup>2</sup> (1,120 ft<sup>2</sup>) Approx.***

### Location

The Lion industrial Park is situated off Northgate Way which runs from Northgate the B4152 road from Aldridge Town Centre. The industrial park is located within an industrialised area to the north of Aldridge town centre. Aldridge is a small town within the West Midlands conurbation situated approximately 5 miles north east of Walsall which is the nearest large town.

### Description

The unit is a single storey building constructed of block work with a steel framed roof cover with profile steel cladding. There are security grilles to all windows and doors and provided within the accommodation is a toilet facility.

### Floor Areas

Industrial Space: 104.05m<sup>2</sup> (1,120 ft<sup>2</sup>). Approx

### Planning

We assume the unit has consent for B1 light industrial use, but interested parties are asked to make their own enquiries with Walsall Council.

### Rent

£6,600 per annum exclusive.

### Lease

New lease to be granted on terms to be agreed with the Landlord.

### Rating

Interested parties are advised to make their own enquiries with the relevant authority's business rates department.

### Costs

The ingoing tenant will be responsible for the landlord's reasonable legal costs.

### Viewing

Strictly by appointment with the Sole Letting Agents:

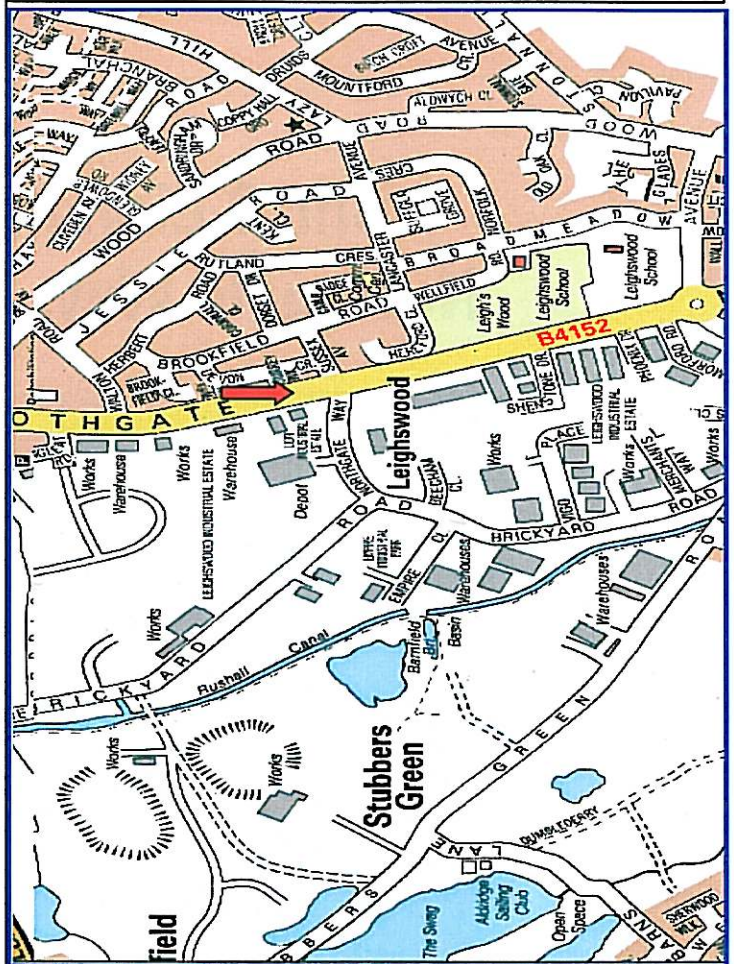
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### **The Property Misdescriptions Act 1991:**

These particulars are prepared and issued in accordance with the Property Misdescriptions Act 1991. Whilst we endeavour to make our Particulars accurate and reliable, if there is any matter of particular importance to you, then please do not hesitate to contact our office and we will be pleased to check the information for you (especially if you are travelling some distance to view the property).

### **Fixtures and Fittings:**

All those items mentioned in these particulars are, we are advised, included in the sale. All other items, including those shown on any photographs, are excluded. References to any gas, electrical or other fixtures, fittings or appliances are to state their inclusion only, and no warranty is given or implied as to their condition or effectiveness.

### **Measurement:**

The property has been measured in accordance with the RICS "Code of Measuring Practice (6th Edition)".

### **VAT:**

Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

### **Misrepresentation Act 1967:**

Pennycuik Collins for themselves and the vendors or lessor's of this property, whose agents they are, give notice that these particulars do not constitute any form of an offer or contract, nor any part of an offer or contract. Neither the vendor nor lessor of this property, nor Pennycuik Collins (or person in their employment) has any authority to make, give or imply any representation or warranty whatsoever in relation to this property.

### **Rates/Water Rates:**

Verbal enquiries only have been made of the local authority; interested parties are advised to verify the figures direct with the appropriate authority.

### **Tenure:**

The tenure which we show is as verbally advised to us, we have not had the opportunity to inspect any title documentation and therefore cannot verify this information.

### **Services:**

Information in respect of all services regards availability, adequacy and condition of services is as verbally advised to us, we have not tested and no warranty is given or implied in their respect.