



TO BE FULLY REFURBISHED

TO LET

INDUSTRIAL WAREHOUSE WITH YARD & PARKING

**Unit E6 Westgate Business Park, Middlemore Lane West,
Aldridge, WS9 8DT**



11,000 sqft

(1,021 sqm) approx. GIA

FUNCTIONAL INDUSTRIAL WAREHOUSE PREMISES ON PRIME INDUSTRIAL ESTATE

ONSITE PARKING AND LOADING AREAS

FLEXIBLE LEASES & COMPETITIVE RENTAL DEALS AVAILABLE





LOCATION

Westpoint Business Park is located on the junction of Dumblederry Lane and Middlemore Lane West, Aldridge.

The business park is approximately eight miles north of Birmingham City Centre, eleven miles east of Wolverhampton and three miles to the north-east of Walsall. The site benefits from its close proximity to J7 M6 / M5 & M6 J10 and 2 miles from M6 Toll.

DESCRIPTION

The property comprises two bay industrial warehouse of concrete portal frame construction, with brick and block curtain walling beneath a pitched insulated steel clad roof. The unit has two electric roller shutter doors with eaves height of approx. 5.5m rising to 7.5m as well as modern glazed frontages and steel personnel doors.

The Unit provides a shared concrete service yard and Estate car parking for up to 300 vehicles. Westgate is a secure, fenced and gated site, with overnight security and CCTV.

RENT

Flexible terms and excellent incentive packages available subject to term and covenant.

Quoting rental based on £75,000 per annum, exclusive

AVAILABILITY

The unit is available on a new full repairing and insuring lease.

BUSINESS RATES

To be separately assessed.

ACCOMMODATION

AREA	SQFT	SQM
Warehouse	11,000	1,021
TOTAL GIA	11,000	1,021

SERVICE CHARGE & BUILDING INSURANCE

A service charge will be payable currently based on 65p per sqft. The current Building Insurance premium is £1,742.97 per annum.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

ANTI-MONEY LAUNDERING:

The money laundering regulations require identification checks are undertaken for all parties purchasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing entity.

EPC

Further information available from the Agents





VIEWING

Strictly via sole agents:

HARRIS LAMB

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