



FOR SALE
INDUSTRIAL/ WAREHOUSE PREMISES
GEDDES PACKAGING PREMISES
DUMBLDERRY LANE, ALDRIDGE, WS9 0DH



52,396 sq. ft. (4,867 sq. m.)

Approx. Gross Internal Area

Total Site Area approximately 3.8 acres (1.58 hectares)

Rare freehold opportunity

Potential redevelopment/reconfiguration (subject to planning)

Price: £4,000,000, exclusive





Location:

The property is located in the town of Aldridge which is located on the A454 Walsall Road approximately 3 miles to the south of Brownhills and approximately 3¾ miles to the north east of Walsall.

The nearest motorway access is via Junction 10 of the M6 Motorway which is approximately 3 miles to the south west, which also provides access to the A454 Black Country Route.

Junction T6 of the M6 Toll Road is located approximately 5 miles to the north.

Aldridge is situated in the borough of Walsall at the northern end of the West Midlands conurbation.

Description:

The property comprises of an L shaped site accessed from Dumblederry Lane with four industrial/warehouse buildings.

The main building comprises the following specification:

- 6.75m eaves
- Two storey offices including WC's/kitchen facilities
- Full length gantry crane
- Level access loading door with an eaves height of 6.75m

To the rear of the main building is a detached workshop with the following specification:

- 3.90m eaves
- Level access loading door

There are two modern warehouse buildings with the following specification:

- 6.17m eaves
- Level access loading doors

Externally there is a mixture of concrete and tarmacadam surfaced loading/car parking areas with the site being fully secure palisade fenced.

There is also a grassed landscaped area that could form part of a redevelopment or additional car parking/loading area.

Accommodation:

	Sqm	Sqft
Main Workshop	1,723	18,548
Rear Workshop	921	9,915
Modern Warehouse	925	9,963
2019 Modern Warehouse GIA	1297.85	13,970
Total Gross Internal Area	4,867	52,396

Total Site Area approximately 3.8 acres (1.58 hectares)

Tenure:

The property is available by way of a freehold disposal.

Quoting Price:

£4,000,000 exclusive.

Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

Business Rates:

Rateable Value (April 2026): £252,500

EPC:

Finished Goods Warehouse C (65)
H Geddes & Sons D (84)
Unit 2 C (70)

Money Laundering:

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

Legal Costs:

Each party to bear their own legal costs incurred in any transaction.



VAT:

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

Viewing:

Strictly via sole agents:

Harris Lamb

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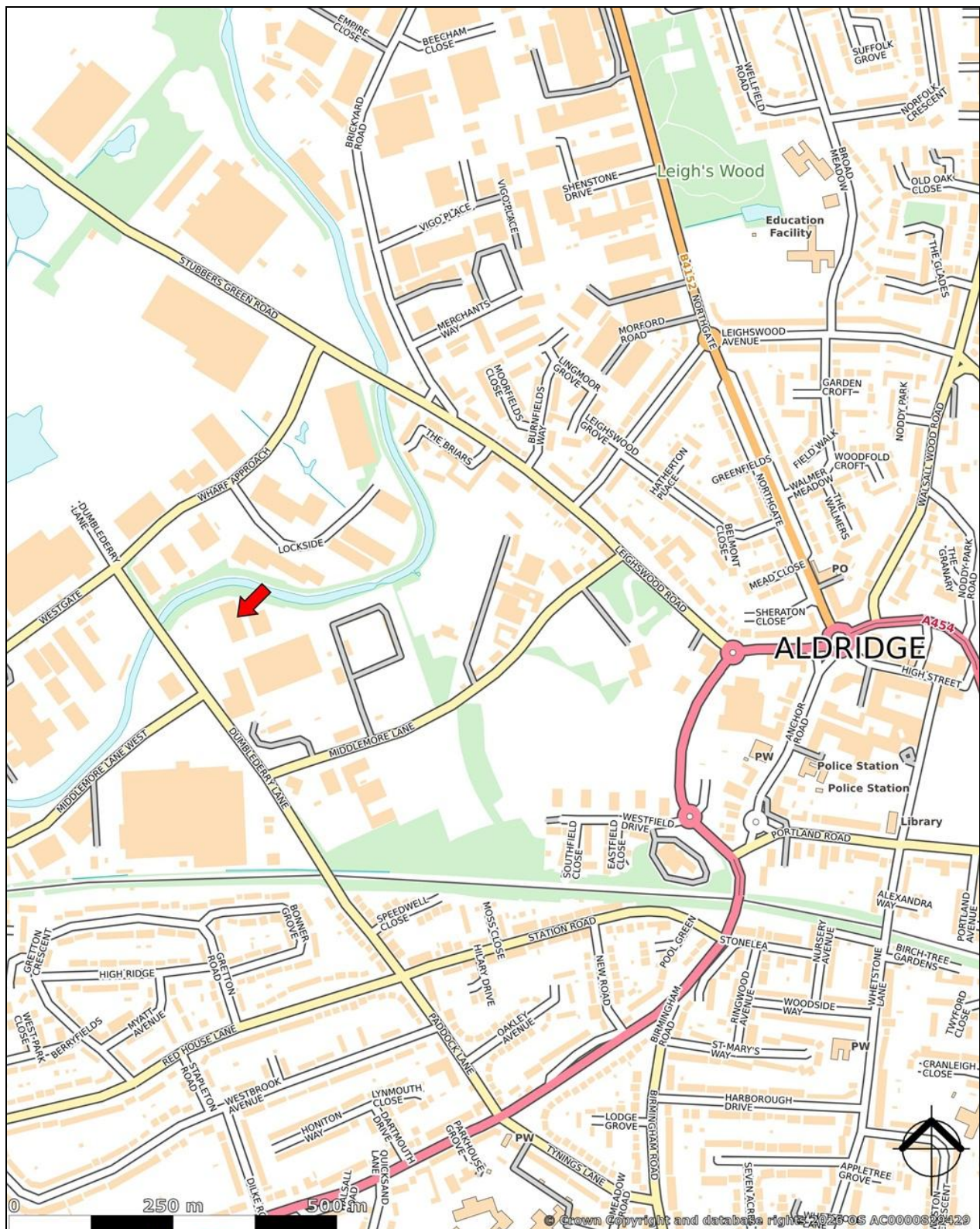


Ref: G008159

Date: June 2026

Subject To Contract





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