

High Quality Warehouse/Industrial Units

- Established industrial location
- Well maintained estate
- Pedestrian and roller shutter doors
- 24/7 on site manned security

To Let

anchorbrook.co.uk

ANCHOR BROOK

LOCKSIDE, ALDRIDGE, WEST MIDLANDS WS9 8BZ



Units range from

2,274 - 22,577 sq ft 211 - 2,097 sq m

See availability schedule



Anchor Brook Industrial Park is a well maintained estate comprising of 23 industrial units. Each unit benefits from 1 ground level loading door, office accommodation, forecourt and/or loading yard and allocated parking spaces. The eaves heights range from approximately 5.8m to 7m.



Availability schedule

Unit	Warehouse	Office	Total
B2	6,120	1,711	7,831 sq ft
F2	5,418	558	5,976 sq ft

(approx. sizes)

Services

We understand that all main services are connected to the estate. Interested parties are advised to make their own enquiries to the relevant utility companies.

Tenure

The units are available on new full repairing and insuring leases for terms to be agreed.

Energy Performance Certificates

An energy performance certificate is available upon request.

Legal Costs

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

Location

Anchor Brook is an established development of 11.3 hectares (28 acres) close to Aldridge Town Centre on the edge of the busy West Midlands conurbation, and is ideally located adjacent to established business and industrial areas.

The industrial estate has direct links via the A454 and A461 to the M6 motorway, A5 trunk road and Junction T6 of the M6 Toll which is approximately 3 miles away.



WS9 8BZ

Further Information



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