

Unit E1, Westpoint | Middlemore Lane | Aldridge | WS9 8BG

Secure industrial space in a prime West Midlands location

603.86m²
(6,500ft²)

- High quality industrial/warehouse accommodation
- 5.5m eaves height rising to 7.5m apex
- Electric roller shutter loading doors
- Secure fenced and gated estate with 24-hour CCTV
- Extensive shared service yard and parking for up to 300 vehicles
- Excellent access to the M6, M5 & M6 Toll Motorway network
- Established West Midlands industrial and logistics location
- Flexible unit suitable for industrial, warehouse and trade counter uses



TO LET



Location



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Location



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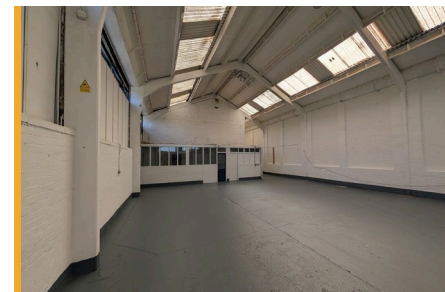
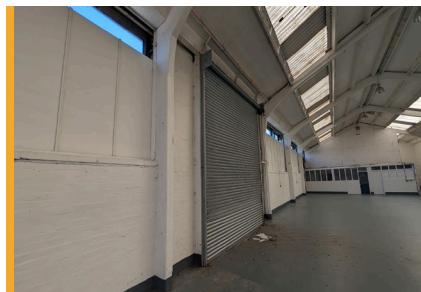
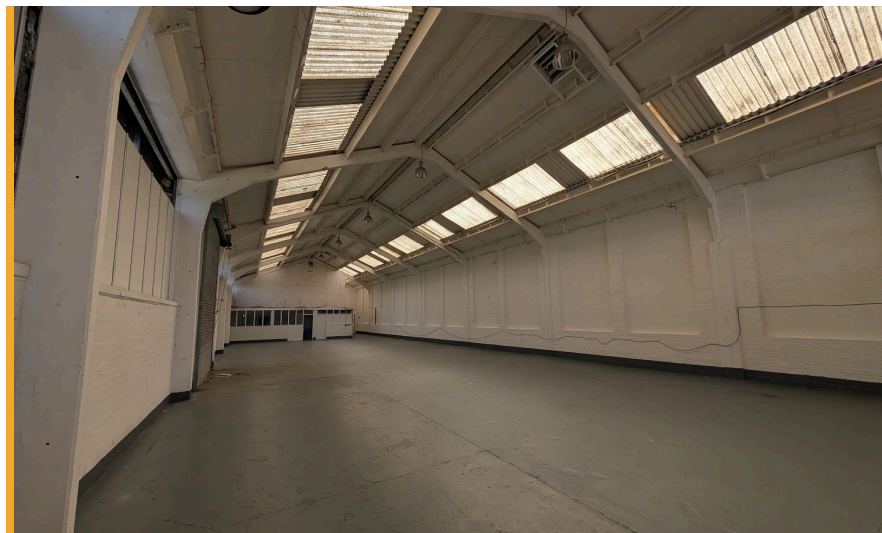
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Location

Middlemore Lane West in Aldridge, one of the West Midlands' most established industrial and logistics locations.

The estate is strategically located approximately 8 miles north of Birmingham City Centre, 11 miles east of Wolverhampton and 3 miles north-east of Walsall, providing excellent access to the region's major commercial centres.

Connectivity is a key strength, with Junction 7 of the M6 approximately 4 miles away, Junction 10 of the M6 within easy reach via the A454 Black Country Route, and the M6 Toll located just 2 miles from the estate. This provides rapid access to the wider Midlands motorway network, including the M5, M42, M54 and the national strategic road network, making Westpoint Business Park an ideal location for industrial, warehouse and distribution occupiers.





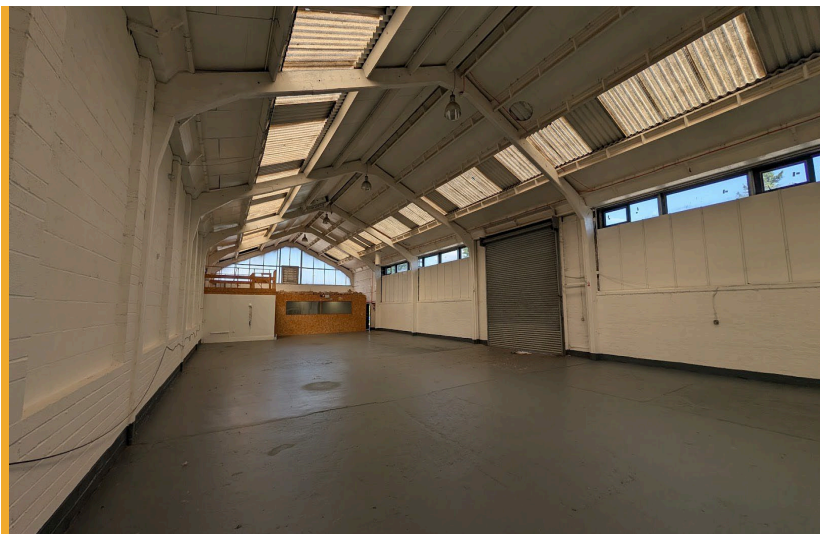
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Description

The unit comprises a modern industrial/warehouse building of concrete portal frame construction, incorporating brick and blockwork elevations beneath a pitched insulated steel-clad roof.

Loading is provided via electric roller shutter doors, with an eaves height of approximately 5.5 metres, rising to 7.5 metres at the apex, offering excellent operational flexibility. The unit further benefits from modern glazed frontage, steel personnel access doors, and an open-plan warehouse layout suitable for a variety of industrial, warehouse and trade counter occupiers.

Externally, occupiers benefit from a shared concrete service yard designed to accommodate HGV movements, together with extensive on-site parking for up to 300 vehicles.

The property is situated within a secure, fenced and gated estate, with shared access roads, 24-hour security, and comprehensive CCTV surveillance, providing a safe and well-managed working environment.

Rent

The rent is available on request.

VAT

We understand that VAT will be applicable, further details available upon request.



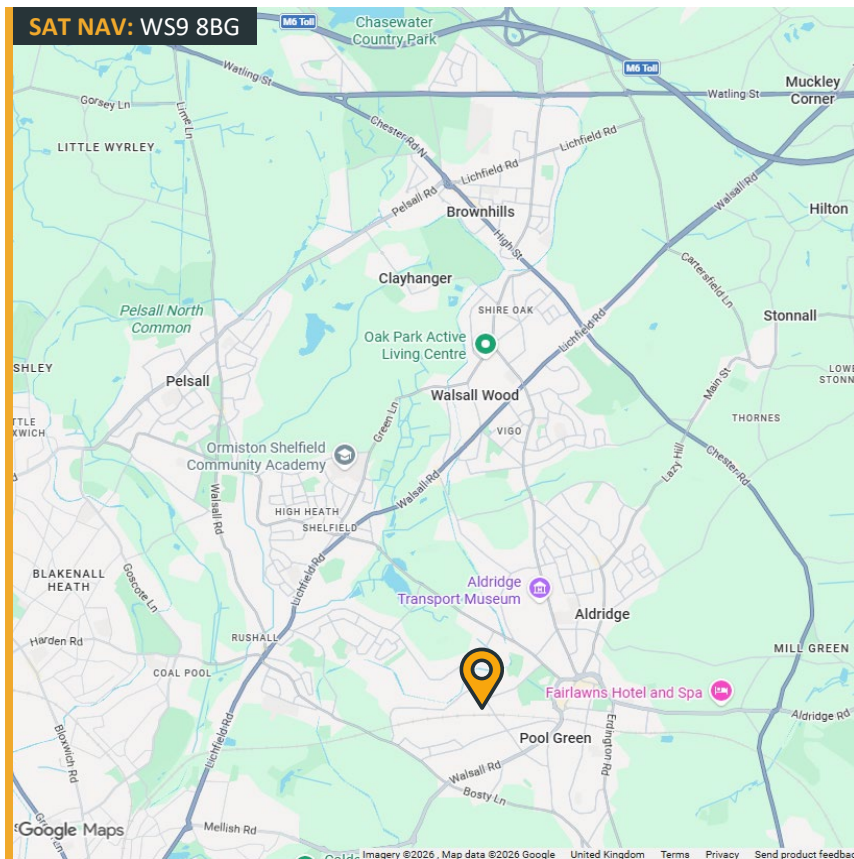
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EPC

The property's EPC Rating is available on request

Business Rates

The business rates are to be assessed.

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of Walsall Council)

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.