



JONES LANG
LASALLE®

Real value in a changing world

Preliminary Details TO LET

Production/Distribution Units

Middlemore Lane

Aldridge

Walsall

WS9 8DT

Up to 235,000 ft² (21,832 m²)

- Building available on competitive design & build basis.
 - Established industrial location.

Location

The property is located to the west of Aldridge town centre, with substantial frontage to Middlemore Lane, within the main industrial area of the town.

Aldridge is a well-established industrial location approximately two miles east of Walsall. Access to the Midlands motorway network is via Junctions 8, 9 and 10 of the M6 motorway approximately six miles south east of the site. The M6 in turn provides access to the M5 and the wider Black Country area. Birmingham city centre is approximately 10 miles away.

Major occupiers in the area include Hellerman Tyton, Geddes Packaging, Biffa Waste, Kwikform and Birlec.

Description

The buildings will be built to a high specification to suit the occupier's needs.

Accommodation

Units available from 40,000ft² - 235,000ft².

Services

We understand that all mains services are connected to the property, interested parties are advised to make their own enquiries to the relevant utility companies.

Service Charge

A service charge will be levied based on the area occupied and in respect of common area costs.

Tenure

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

Rent

Available on application.

Rates

Further details on application.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

Viewing

The site is secure and so viewing needs to be arranged through:-

Carl Durrant

Director
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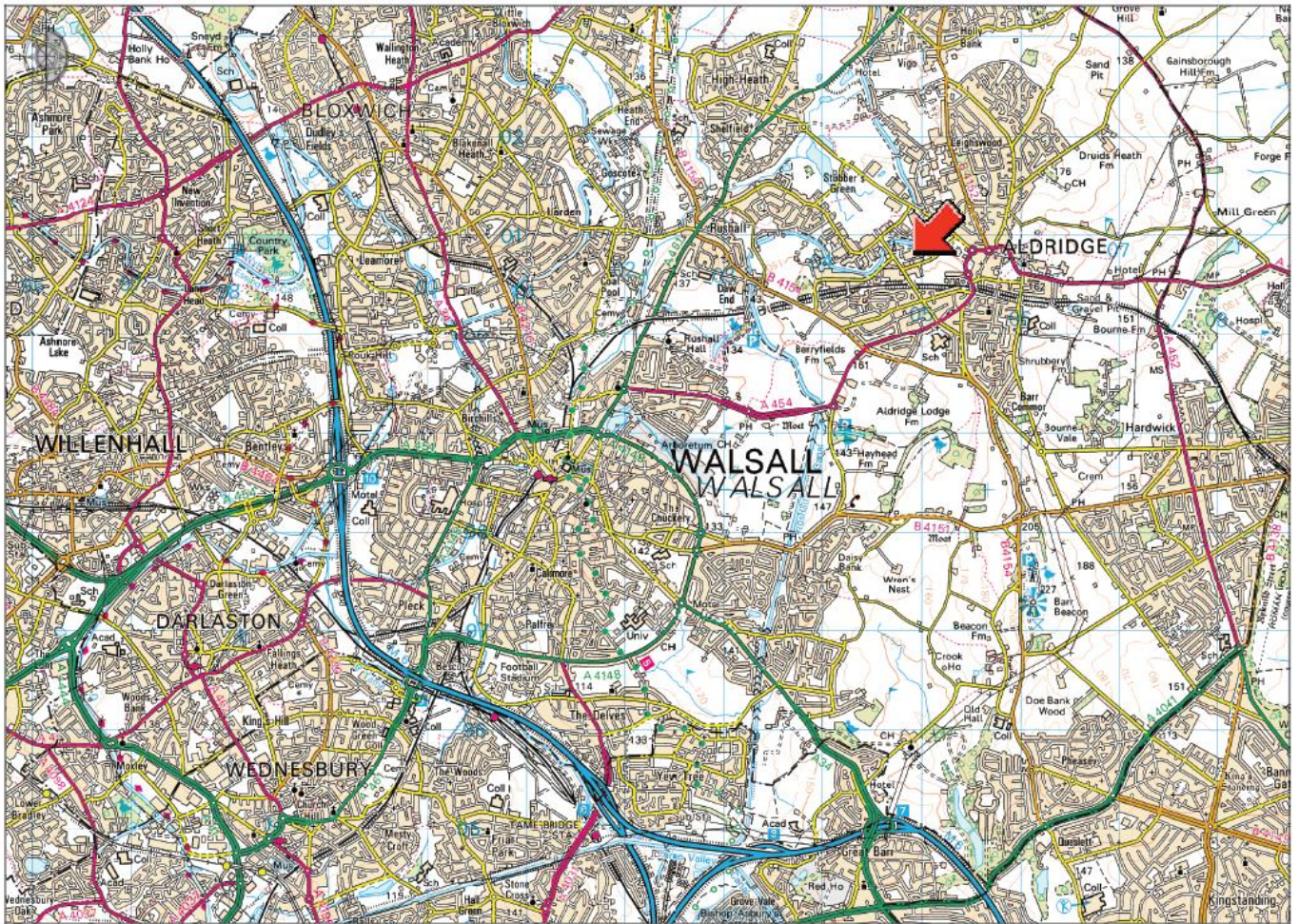
Steven Jagers

Associate Director
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Or our joint agents, Harris Lamb on 0121 455 9455.

SUBJECT TO CONTRACT

July 2015



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Schedule of Areas :-
(All areas are approximate quantities)

Unit 1 (2088)	61,385 sq ft / 7,038 sq m
Fit Floor (2088)	4,000 sq ft / 478 sq m
Total	65,385 sq ft / 7,516 sq m
Parking	74 spaces
Site Area	4.25 acres / 1.70 hectares
Unit 2 (2088)	49,320 sq ft / 5,680 sq m
Fit Floor (2088)	2,300 sq ft / 266 sq m
Total	51,620 sq ft / 5,946 sq m
Parking	90 spaces
Site Area	3.73 acres / 1.51 hectares
Unit 3 (2088)	66,660 sq ft / 7,710 sq m
Fit Floor (2088)	2,000 sq ft / 232 sq m
Total	68,660 sq ft / 7,942 sq m
Parking	42 spaces
Site Area	2.75 acres / 1.11 hectares
Unit 4 (2088)	54,760 sq ft / 6,338 sq m
Fit Floor (2088)	2,300 sq ft / 266 sq m
Total	57,060 sq ft / 6,604 sq m
Parking	90 spaces
Site Area	3.42 acres / 1.38 hectares
Total Development	235,085 sq ft / 27,290 sq m
Site Area	14.28 acres / 5.77 hectares

1/250 North Court
1700 14th Avenue
Conwayville, QLD 4208

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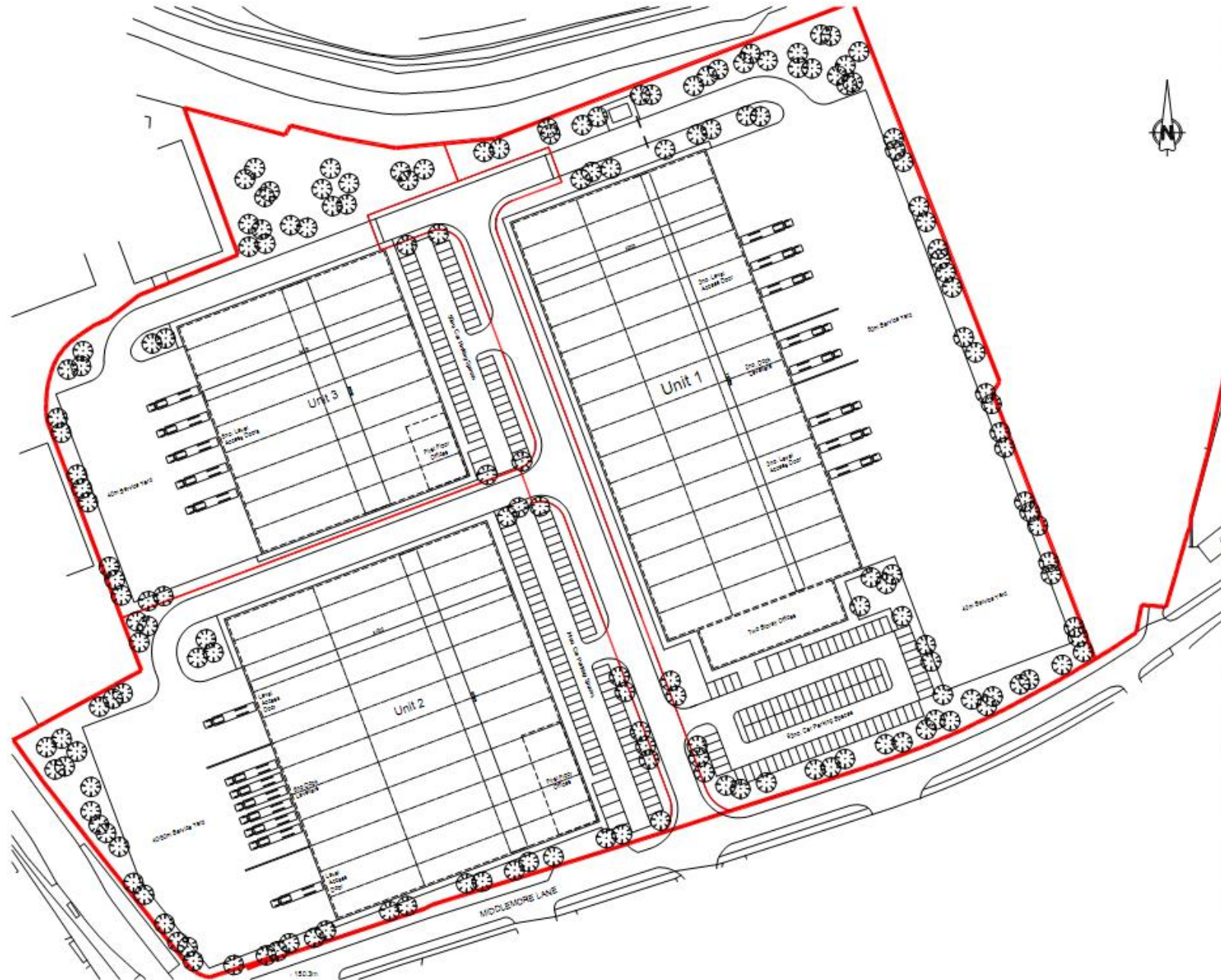
St. Francis Group

Former Outokumpu Premises
Middlemore Lane
Aldridge

Preliminary Site Plan

Scale 1:500 @ A1
Drawing No 5739-004

5739 - 004



NOT TO SCALE
 This drawing is a preliminary site plan and is not intended to be used for construction purposes. It is subject to change without notice. The client is responsible for obtaining all necessary permits and approvals from the relevant authorities.



Schedule of Areas :-
 (in acres and approximate gross floor area)

Unit 1	4200 sqm / 10,000 sqm
Fire Risk Zone	11,000 sqm / 2,500 sqm
Total	21,000 sqm / 5,000 sqm
Parking	50 spaces
Site Area	3.6 acres / 1.50 hectares
Unit 2	4200 sqm / 10,000 sqm
Fire Risk Zone	4,000 sqm / 900 sqm
Total	8,200 sqm / 1,800 sqm
Parking	70 spaces
Site Area	4.00 acres / 1.63 hectares
Unit 3	4200 sqm / 10,000 sqm
Fire Risk Zone	3,000 sqm / 600 sqm
Total	7,200 sqm / 1,200 sqm
Parking	50 spaces
Site Area	3.3 acres / 1.34 hectares
Total Development	324,000 sqm / 72,000 sqm
Site Area	14.00 acres / 5.71 hectares

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Preliminary Site Plan

5739 - 008