

**fisher
german**

Site at Rear of Soterion House

Northgate, Aldridge, Walsall, WS9 8TH

Freehold
Building & land at rear of
Soterion House

1,345 Sq Ft on approximately 0.44 Acres



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For Sale



Amenities



Site Area
0.44 Acres



Freehold Open
Storage Opportunity



Secure Site

Site at rear of Soterion House

1,345 Sq Ft on approximately 0.44 Acres

Description

The existing building is of brick construction beneath a steel truss roof. Internally, it offers a basic specification including a concrete floor and fluorescent strip lighting, with an eaves height of approximately 4.11m. Vehicular access is provided via a concertina loading door, with additional pedestrian access available through three separate doorways.

Externally, the land the building sits on is predominantly tarmacked, with a smaller section laid to grass.

Location

The site is situated to the rear of Soterion House in Aldridge, accessed from Shenstone Drive, within an established suburban area benefiting from a range of local amenities.

The site is well connected, lying approximately 2 miles from the A452, 3 miles from the A5, and around 4–5 miles from Junction 10 of the M6. The M6 Toll (T6) is also within approximately 4 miles, providing efficient access to the wider regional and national motorway network, including Walsall, Sutton Coldfield and Birmingham.

Accommodation

Description	Sq Ft	Sq M
Building	1,345	124.95
Site Area	0.44 Acres	0.178 Hectares

Locations

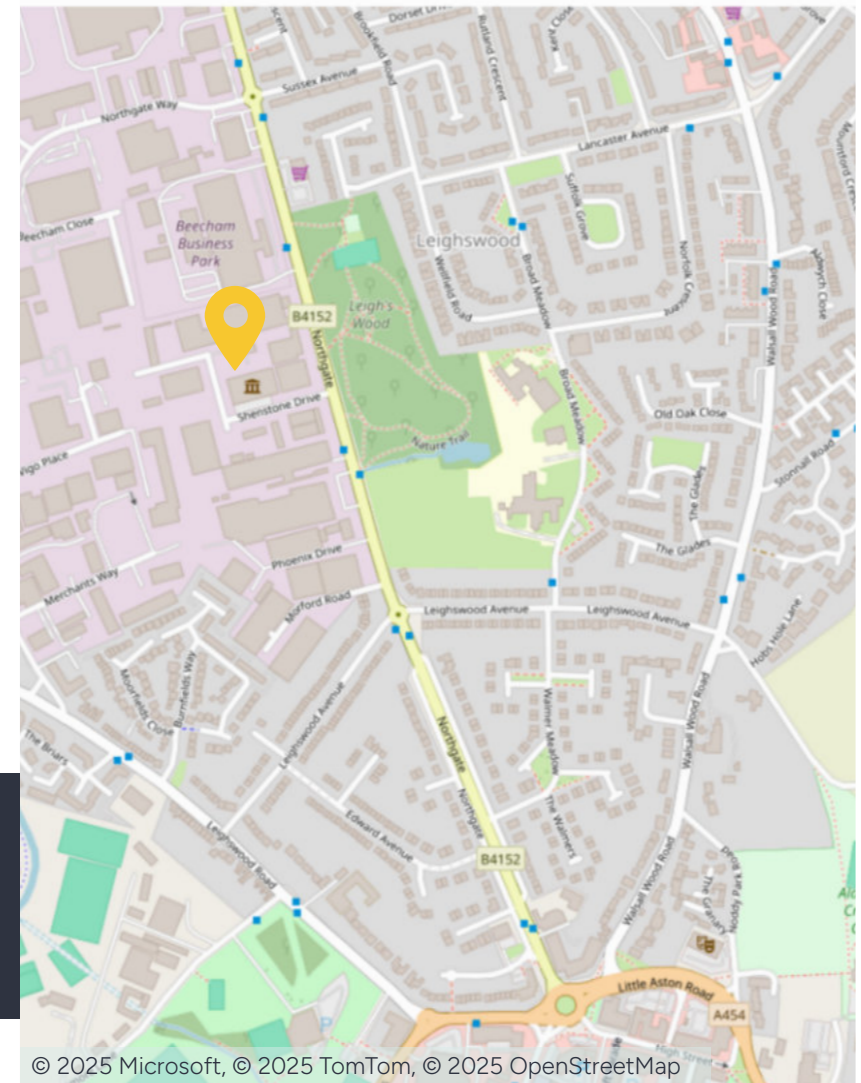
Walsall: 3 miles
Sutton Coldfield: 5 miles
Birmingham: 8 miles

Nearest station

Blake Street: 3.5 miles

Nearest airport

Birmingham International: 12 miles



Further information

Sale Price

On application.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

Legal Costs

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

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

EPC

A new EPC has been commissioned.

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Arjun Delay

07966 469 240

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Particulars dated June 2026. Photographs dated June 2026.



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