

Unit 3 Navigation Point

TRADE/WAREHOUSE

Golds Hill Way, Tipton DY4 0PY



TO LET

HIGH QUALITY INDUSTRIAL/TRADE/WAREHOUSE UNIT

2,864 SQ FT

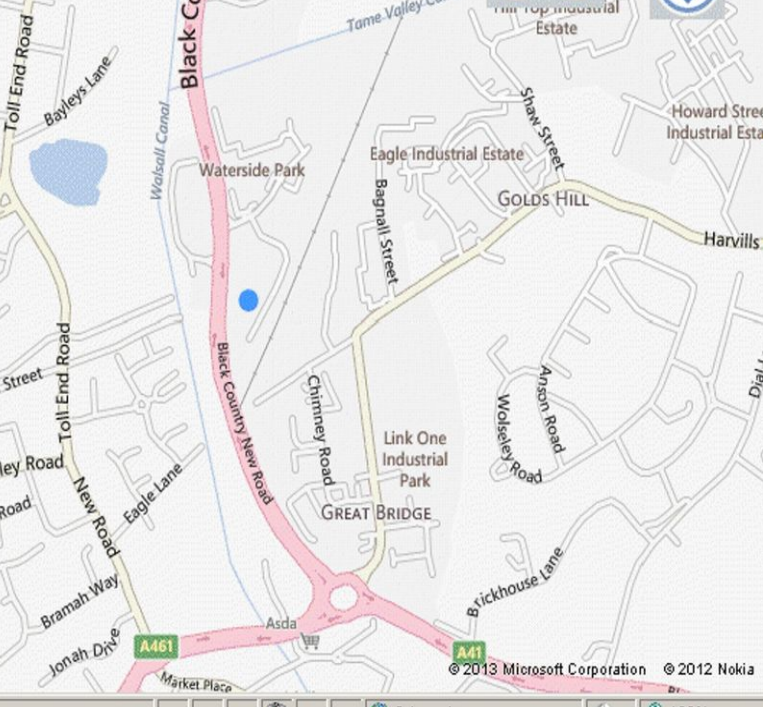
266 SQ M

- HIGH QUALITY, MODERN UNIT
- PROMINENT LOCATION
- EXCELLENT LINKS TO M5 & M6
- FLEXIBLE TERMS
- 24 HOUR ACCESS
- GATED SITE WITH MONITORED CCTV



www.navigationpoint-wednesbury.co.uk

Supporting SME Expansion & Relocation



LOCATION

Navigation Point is strategically located adjacent to the A41 (dual carriageway) at Great Bridge, Tipton, in the heart of the Black Country in an established business park location.

There are excellent road links to the regional and national motorway network - Junction 1 of the M5 and Junction 9 of the M6 are within 3 miles.

Unit 3 Navigation Point, Golds Hill Way, Tipton



DY4 0PY

DESCRIPTION

The unit is of steel frame construction with microrib and profile composite cladding with level access loading doors. Height is 4m to the underside of haunch. All mains services are connected including 3 phase electric.

The Estate is gated and benefits from a remotely monitored CCTV system.

TERMS

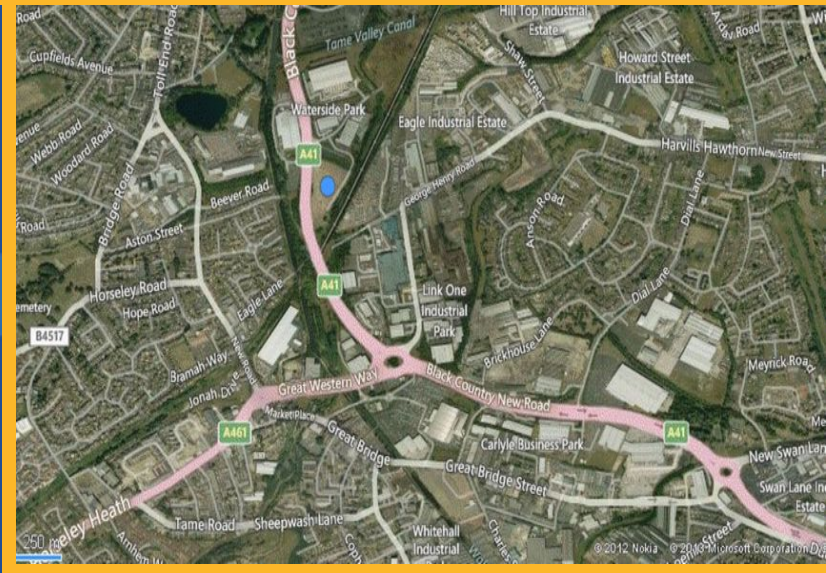
The unit is available to let on flexible terms of 3 years incorporating annual break options. The Tenant is responsible for internal repairs, external doors and windows.

PRINCIPAL RENT

£18,616 per annum exclusive.

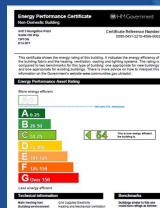
MAINTENANCE RENT

£1,718 per annum exclusive. This includes service charge and buildings insurance.



VIEWING AND FURTHER INFORMATION

For further information or to arrange an appointment to view please contact:-



Whittle Jones Midlands, Jewellery Business Centre, 95 Spencer Street, Birmingham, B18 6DA. Email: midlands@whittlejones.co.uk

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