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INDUSTRIAL

NAVIGATION POINT

GOLDS HILL WAY, GREAT BRIDGE, **WEDNESBURY DY4 0PY**



TO LET

HIGH QUALITY INDUSTRIAL / WAREHOUSE UNITS
1,431 - 9,578 SQ FT (133 - 890 SQ M)

www.navigationpoint-wednesbury.co.uk



NAVIGATION POINT

DESCRIPTION

Navigation Point comprises a high quality industrial / warehouse development of 16 units providing a total of 51,305 sq ft.

The scheme is arranged in three blocks with individual units ranging in size from 1,431 sq ft to a standalone unit of 9,578 sq ft with its own dedicated yard area.

SPECIFICATION

The development has been constructed to a high standard to include:

- Steel portal frame construction
- Microrib and profile composite cladding
- Level access loading doors to each unit
- 4m to underside of haunch
- All mains services connected including 3 phase electric
- Secure site including remotely monitored CCTV system

REASONS TO CHOOSE NAVIGATION POINT

- Prominent location
- Excellent links to M5 & M6
- 24 hour access
- Flexible terms
- Ample car parking

ACCOMMODATION SCHEDULE

UNIT	SQ FT	SQ M
1	4,862	452
2	3,249	302
3	2,864	266
4	4,280	398
5	1,433	133
6	1,431	133
7	2,805	261
8	2,798	260

UNIT	SQ FT	SQ M
9	2,594	241
10	2,396	223
11	2,412	224
12	2,797	260
13	2,799	260
14	2,594	241
15	2,413	224
16	9,578	890
TOTAL	51,305	4,768

TERMS

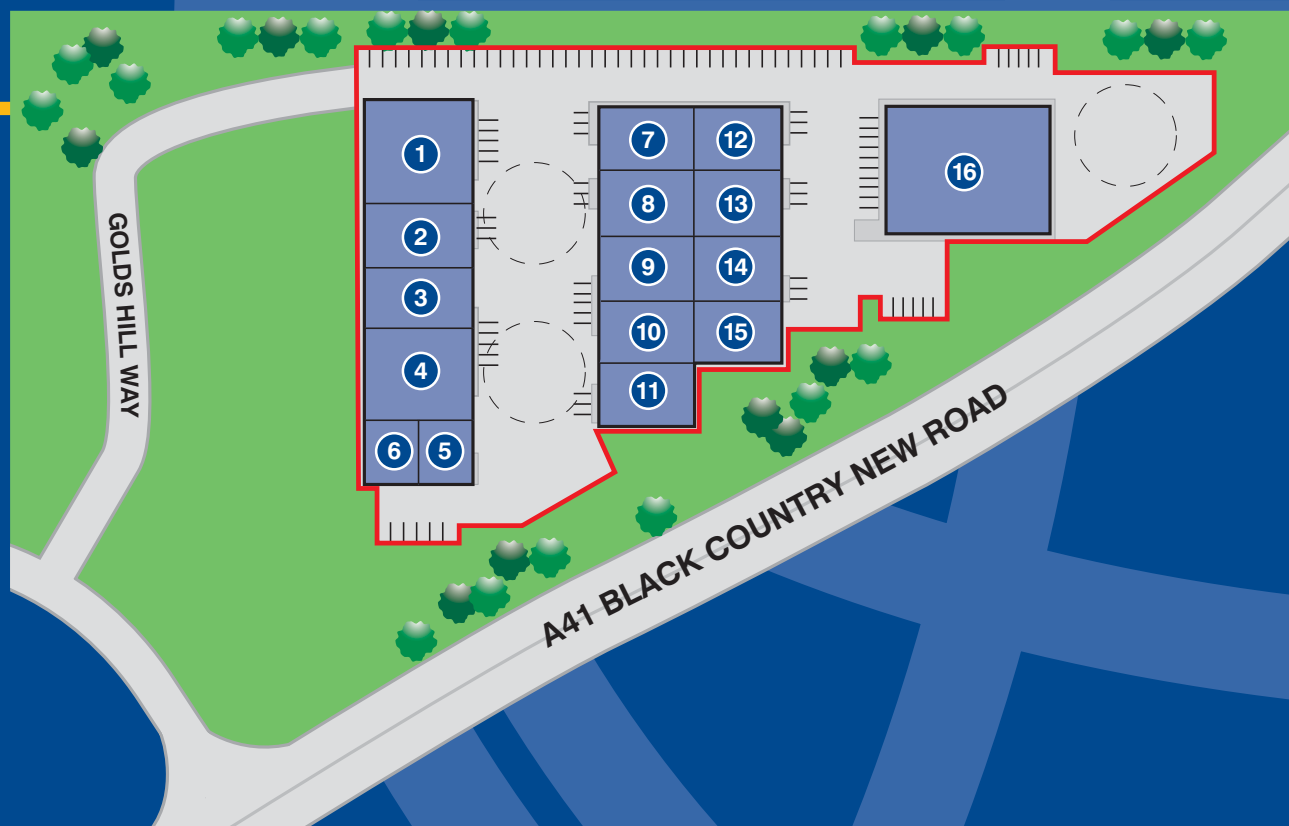
The units are available to let on flexible lease terms as follows:

- Three year tenancy incorporating annual breaks
- Rent payable monthly in advance
- Landlord responsible for structural and external repairs and building insurance
- Tenant responsible for internal repairs, external doors and windows

PLANNING

The units have planning consent for B1 light industrial, B2 general industrial and B8 storage and distribution uses, with unrestricted hours of operation.

SITE PLAN



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LOCATION

Navigation Point is strategically located adjacent to the A41 (dual carriageway) at Great Bridge, Wednesbury, 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 – J1 of the M5 and J9 of the M6 are within 3 miles.

VAT

All figures are quoted exclusive of, but will be subject to VAT at the prevailing rate.

FURTHER INFORMATION

To arrange a viewing or for further information regarding this development please contact one of the joint agents.



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