

**TO LET**



**NORTHERN TRUST**

[WWW.NTPROPERTIES.CO.UK](http://WWW.NTPROPERTIES.CO.UK)

# NAVIGATION POINT

**GOLDS HILL WAY | WEDNESBURY | MIDLANDS | DY4 0PU**

**INDUSTRIAL/WAREHOUSE UNITS**

**2,396 - 9,578 SQ FT**

[www.navigation-point.co.uk](http://www.navigation-point.co.uk)



## DESCRIPTION

Navigation Point is a modern development providing a total of 51,305 sq ft of high quality industrial/trade counter style units. Arranged in 3 blocks, there are 16 units ranging in size from 1,431 sq ft up to 9,578 sq ft.

The units are constructed of steel portal frame with profile metal composite clad elevations and roofs, with glazing to part of the frontages. Externally, the site is surrounded by steel fencing to part and a gated entrance from Golds Hill Way. The estate also benefits from CCTV coverage.

## KEY FEATURES



**Monitored  
CCTV Coverage**



**On-Site  
Car Parking**



**3 Phase  
Electricity Supply**





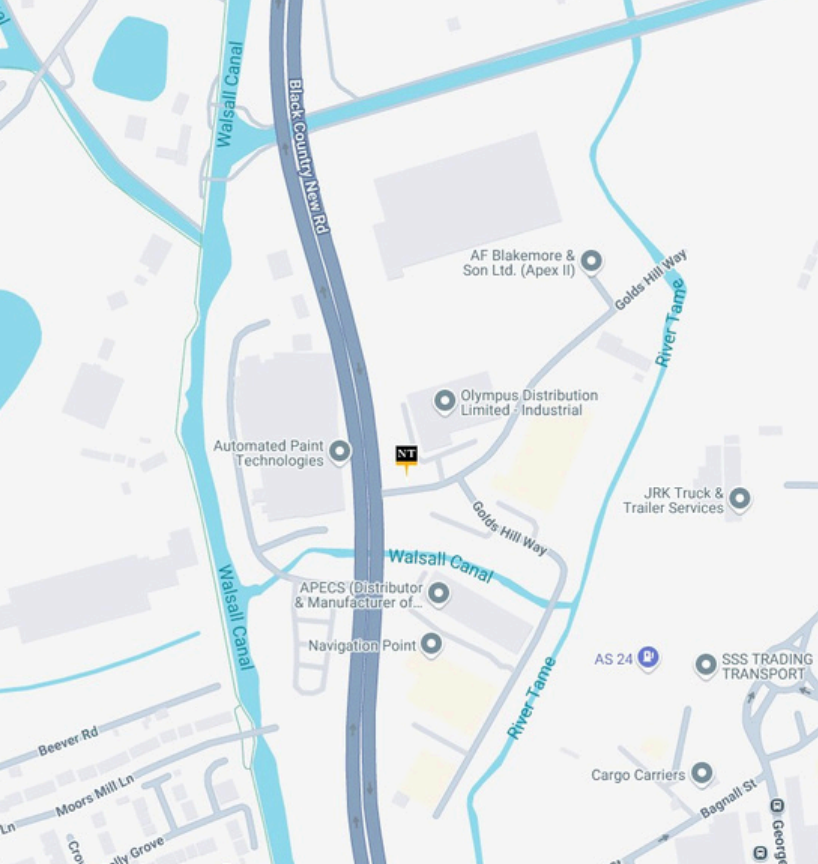
## SITE PLAN

For current availability please  
visit the dedicated website

[www.navigation-point.co.uk](http://www.navigation-point.co.uk)







## NAVIGATION POINT GOLDS HILL WAY | WEDNESBURY | WEST MIDLANDS | DY4 0PU

### LOCATION

Navigation Point is strategically located adjacent to A41 Black Country New Road, offering excellent prominence and direct access to major transport routes. The estate sits in Great Bridge, Wednesbury, close to Tipton, in the Borough of Sandwell - approximately halfway between Birmingham and Wolverhampton.

The estate benefits from strong regional connectivity, with Junction 1 of the M5 less than 4 miles away and Junction 8 of the M6 around 5 miles away, providing links to the wider Midlands motorway network. Tipton train station is just over a mile away, offering regular services to Birmingham and surrounding areas.

A range of nearby amenities are easily accessible, including an Asda Superstore, McDonald's, along with various local shops and eateries all within a short walk, making it a convenient location for staff and visitors.



### GOOD NEARBY AMENITIES



### TERMS

There are a range of flexible leasing options available. For further details please contact us.

### EPC

Copies of individual EPC certificates can be made available on request.

### VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing, please contact one of the letting agents.



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