

TO LET

Industrial Unit

Available January 2023

6,313 Sq Ft (586.50 Sq M)



Unit 15 & 16, Hale Trading Estate,
Lower Church Lane, Tipton, DY4 7PQ



UNIT 15 & 16, HALE TRADING ESTATE



Unit 15 & 16, Hale Trading Estate, Lower Church Lane, Tipton, DY4 7PQ



An industrial/warehouse unit located on a well established trading estate, benefitting from a secure concrete yard.

- 6,313 sq ft (586.50 sq m)
- Designated car parking spaces
- Secure concrete yard
- Office and WC facilities
- Unit to be refurbished



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Industrial unit with secure yard

Location

The unit is located on Hale Trading Estate, Lower Church Lane, Tipton. Lower Church Lane is accessed from the main A461 Dudley to Great Bridge Road and a short distance from Great Bridge centre. The M5 Motorway at Junction 2 lies approximately 4 miles distant and provides access to the M5 Motorway, the Black Country and national motorway network. The main A41 Black Country New Road dual carriageway gives access between Wolverhampton City Centre and the M5 Motorway.

Description

Unit 15 & 16 is of steel portal frame construction with profile steel cladding above brick and blockwork extending 2m. The unit has a concrete floor and an insulated lined roof with intermittent translucent roof lights. The unit benefits from office accommodation and WC facilities at ground floor level.

Pedestrian access is via the front entrance door leading directly into the office. Vehicle access is via a roller shutter door to the rear of the building. The unit also benefits from a secured concrete yard area at the rear end of the premises.

Accommodation

Floor	Description	Sq M	Sq Ft
Ground	Warehouse/Office	586.50	6,313

Rent

Available upon application.

Tenure

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Business Rates

We are advised by Valuation Office Agency that the property will need to be reassessed upon occupation.

Small Business Rates Relief and Transitional Relief/Surcharges where applicable may be available and interested parties should enquire to the Local Authority to confirm their specific liability.

Services

We understand that mains water, drainage, gas and 3 phase electricity are connected or available.

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.

Legal Costs

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

Service Charge

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

EPC

EPC available on request.

Fixtures & Fittings

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

Anti Money Laundering

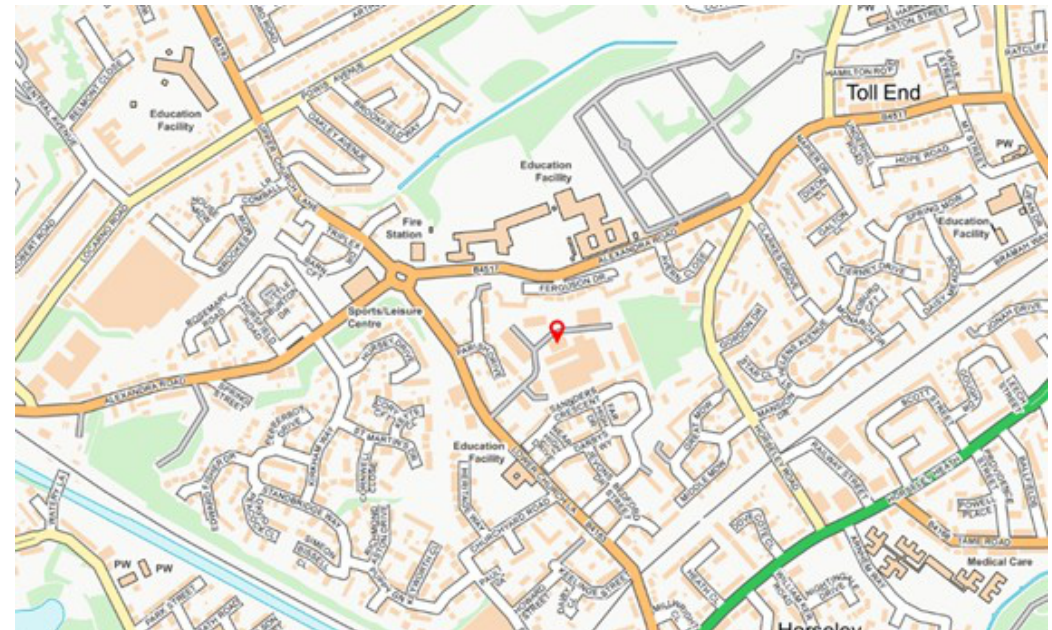
The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

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

Viewings

Strictly by prior arrangement with Fisher German or our joint agents Bulleys 0121 544 2121.



Licence Number - 100022432 - Not to Scale

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Approximate Travel Distances

Locations

- Tipton 1.3 miles
- Birmingham 9.5 miles
- Dudley 3.4 miles

Nearest Station

- Dudley Port 0.6 miles

Nearest Airport

- Birmingham Int 22.8 miles



Please Note

Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct. Particulars dated March 2022. Photographs dated February 2022.