



Hale Trading Estate

Lower Church Lane, Tipton, DY4 7PQ

Leasehold | Industrial Units | 2,498 - 9,997 Sq Ft (232.06 - 928.71 Sq M)

TO LET



Location

The units are 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

The units are of steel portal construction with profile steel cladding above brick and blockwork extending approximately 2m. The units benefit from a concrete floor and an insulated, lined roof incorporating intermittent translucent roof light.

Vehicular access is provided via a roller shutter door to the front elevation. There is a small forecourt to access the roller shutter. Car parking is at the front of the buildings and additionally, there is communal car parking available on site.

The units have WC facilities and a kitchenette.

Units 7-10 are newly refurbished.



Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

Unit	Sq Ft	Sq M
Unit 7	2,498	232.06
Unit 8	2,503	232.53
Unit 9	2,498	232.06
Unit 10	2,498	232.06



Amenities



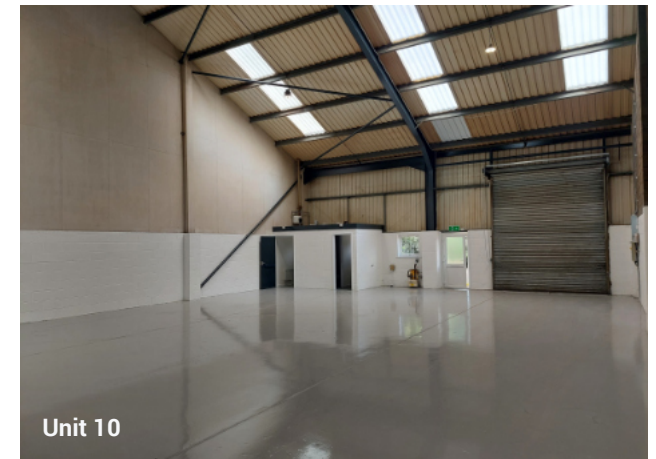
Newly Refurbished



Leasehold



Gated Estate





Further information

Lease Terms

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

Rent

Upon application.

Tenure

Leasehold.

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

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

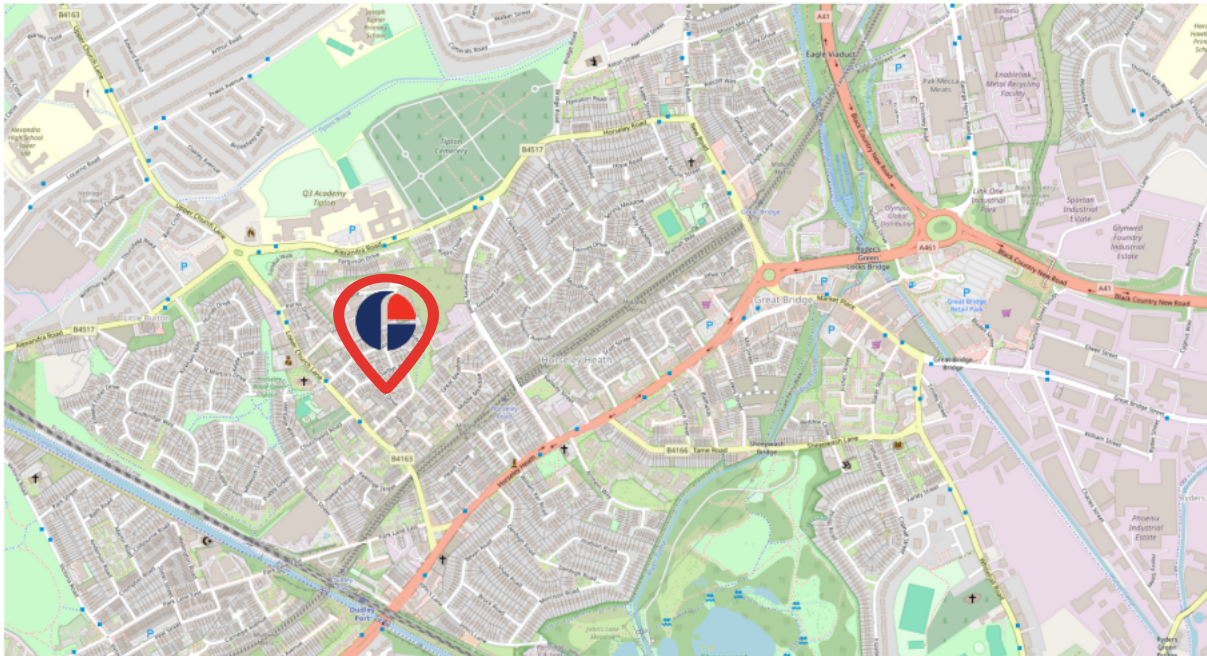
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

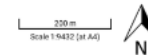
Strictly by prior arrangement with Fisher German or our joint agents Bulleys 0121 544 2121.



Hale Trading Estate, Tipton



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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 International - 22.8 miles



Viewings



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Particulars dated August 2024. Photographs dated August 2024.