



Unit 4 Eclipse Trading Estate, Sedgley Road West, Tipton DY4 8DQ

TO LET

INDUSTRIAL / WAREHOUSE

Size
1,449 sq ft (135 sq m)

Rent
£12,500 per annum exclusive

Popular Estate

Modern roof

C.C.T.V. on Estate

Available March 2026

Location

The estate is situated on the A457 Sedgley Road West, close to the junction with the A4037 Hurst Lane.

Description

The workshop is of steel portal framed construction with brick/blockwork walls surmounted by a pitched insulated profiled sheeted roof. Minimum height - 3.67m (12') approx. Height to apex - 5.87m (19'3"). Access is via a roller shutter door. The accommodation includes an office and toilet.

Accommodation (Gross Internal Area) approx.

1,449 sq.ft. (134.7 sq.m.) approx.

Services

All mains services, except gas, are connected.

Please note the Landlord/Agents have not tested the services/heating systems.

Lease Terms

Available with the benefit of a new lease on a full repairing and insuring basis for a term to be agreed. An estate service charge is levied to cover C.C.T.V. and the repair/maintenance of all common areas etc.

Rent

£12,500 per annum exclusive.

V.A.T.

V.A.T. will be levied on the rent etc.

Rating Assessment

Rateable Value: £7,400.

U.B.R. - 55.5p in the £ (2025/2026).

Proposed 2026 Rateable Value: £9,700.

Fixtures & Fittings

All usual tenants fixtures and fittings and those not mentioned in these particulars are expressly excluded from the letting.

Energy Performance Certificate

EPC Rating - E103.

Viewing

Strictly via the Sole Agents - Sellers Chartered Surveyors

Matthew Pearcey - 07764 269803

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