



Unit 3 Cleton Business Park, Cleton Street, Tipton DY4 7TR

TO LET

INDUSTRIAL / WAREHOUSE

Size
8,493 sq ft (789 sq m)

Rent
£51,000 per annum - Year 1

Newly decorated

Two storey offices

Within 3 miles of Junction 2 M5

Two roller shutter doors

3 month rent free period

Location

Cleton Business Park is located on Cleton Street, situated on the southern side of the A457 Tipton Road. The unit is approximately 3 miles west of Junctions 1 and 2 of the M5 Motorway giving access to the regional and national Motorway Network. The estate is easily accessible to Birmingham and the Black Country conurbation.

Description

The unit is of steel portal frame construction with brick and metal clad elevations beneath a pitched profiled metal sheeted roof. The unit benefits from two storey offices to the front accessible via a separate access fronting Tipton Road. The accommodation comprises a reception area, open plan office, kitchen and toilets.

The unit benefits from contemporary warehouse space of the following specification:

- 4.5m to underside of the haunch
- 3 phase power supply
- LED lighting
- 2 No. electrically operated roller shutter doors

Accommodation (Gross Internal Area) approx.

8,493 sq.ft. (789 sq.m.).

Services

All mains services are connected. The offices benefit from a gas fired boiler feeding panel radiators.

Rating Assessment

Rateable Value: £34,250.

U.B.R. 55.5p in the £ (2025/2026)

Lease Terms

Available with the benefit of a new lease on a full repairing and insuring basis for a term to be agreed.

A service charge is levied to cover landscaping and the repair/maintenance of all common areas.

Rent

Year 1 - £51,000 per annum exclusive.

Years 2-5 - £60,000 per annum exclusive.

Please note the reduced year 1 rent is on the understanding a new 5 year lease is entered into.

V.A.T.

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

Fixtures and Fittings

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

Energy Performance Certificate

EPC Rating - C.

Viewing

Strictly via the Joint Agents

Sellers Chartered Surveyors - 01384 456789

Matthew Pearcey - 07764 269803
matthewpearcey@sellers-surveyors.co.uk

Michael Johnson & Co. - 01384 395323

Tom Johnson - 07794 784370

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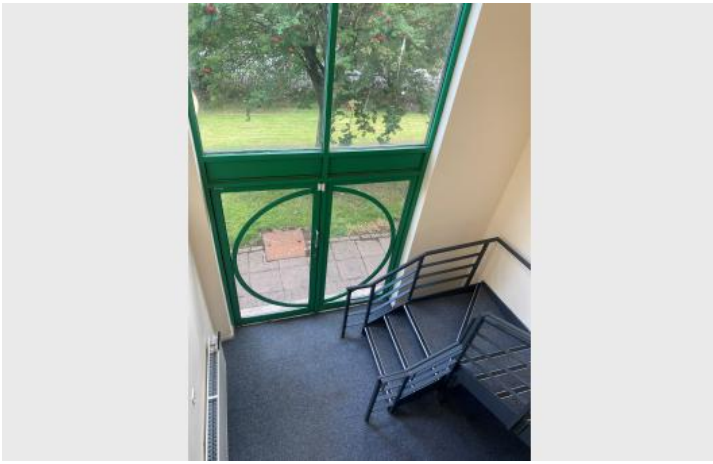
Mike Johnson - 07970 910135.

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Additional Images



Additional Images



Location Map

