



THE COMMERCIAL PROPERTY SPECIALISTS

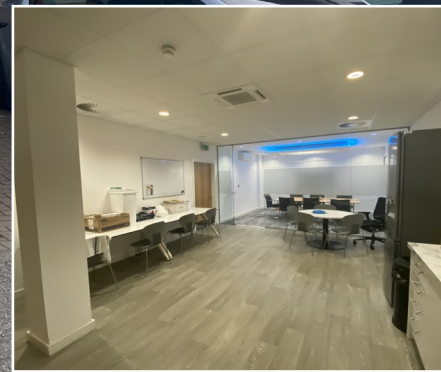
TO LET

OFFICE/STORAGE UNIT

**2,906 sq ft
(270 sq m)**



**UNIT 3 AMPHION COURT,
REAR OF HALE TRADING ESTATE, LOWER CHURCH LANE,
TIPTON, DY4 7HN**



- ♦ Modern mid terrace unit on popular estate.
- ♦ M5 Junction n2 and M6 Junction 9 approximately 4 miles distant

- ♦ Allocated on-site parking.
- ♦ EV charging point to front of property.

- ♦ Attractive industrial environment.

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LOCATION

The property is located on Amphion Court which is situated at the rear of 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. Junction 2 of the M5 Motorway lies approximately 4 miles distant with Junction 9 of the M6 Motorway being a similar distance, both of which provide access to the local and national motorway network.

DESCRIPTION

Unit 3 Amphion Court is a mid-terrace unit comprising two-storey offices, warehouse/workshop and ancillary accommodation. The property is of steel portal frame construction with Kingspan steel cladding above brick/block elevations set beneath a pitched and lined roof incorporating intermittent translucent roof lights and having a concrete floor. LED lighting is provided to the warehouse/workshop with the minimum eaves height being approximately 23'11 (7.2m) rising to approximately 25'10" (7.8m). Vehicular access is via the roller shutter door to the front elevation measuring approximately 13'7" (4.1m) wide by 16'11" (5.1m) high.

A separate pedestrian entrance door leads into the reception area. The ground floor consists of reception area, WC facilities, open-plan office incorporating kitchenette with partitioned meeting room to the rear, a separate private office/meeting room, shower room, understairs storage, access door to the warehouse/workshop and stairs to the first floor, which incorporates a further open-plan office, WC facilities and a private office with ensuite shower room. The offices are of good quality with suspended ceilings, plastered and painted walls and covered flooring. The property also benefits from a comfort cooling system, intercom/coded entrance system, smoke detectors, security alarm system, fire alarm system and CCTV.

OUTSIDE

The property benefits from 3 allocated parking spaces, which are located in front of the building with a loading/unloading area. Further parking is available on-site. An external security light is also fitted to the front of the unit and electric security shutters are provided over the entrance door and ground floor windows. An electric charging point is also located at the front of the unit.

ACCOMMODATION

	Sq ft	Sq m
Unit 3	2,906	270

RENT

£29,000 per annum exclusive.

LEASE TERMS

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

SERVICE CHARGE

We are advised that currently there is no service charge payable on the estate.

RATES

We are advised by the Valuation Office Agency website that the current assessment is as follow:-

Rateable Value:	£34,000
Rates Payable:	£16,966 (2026/27)

The above rates payable figure does not take into account Small Business Rates Relief and/or Transitional Relief/Surcharges where applicable. Interested parties should enquire to the Local Authority to confirm their specific liability.

LEGAL COSTS

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

VAT

All figures quoted do not include VAT which may be payable at the current prevailing rate.

PLANNING

Interested parties are advised to make their own enquiries with Sandwell Metropolitan Borough Council.

EPC

An EPC has been carried out on this property and has been awarded a grade 79 D.

WEBSITE

Photography and further information is available at bulleys.co.uk/3amphionct

WHAT3WORDS:

[///really.tops.digits](https://really.tops.digits)

VIEWING

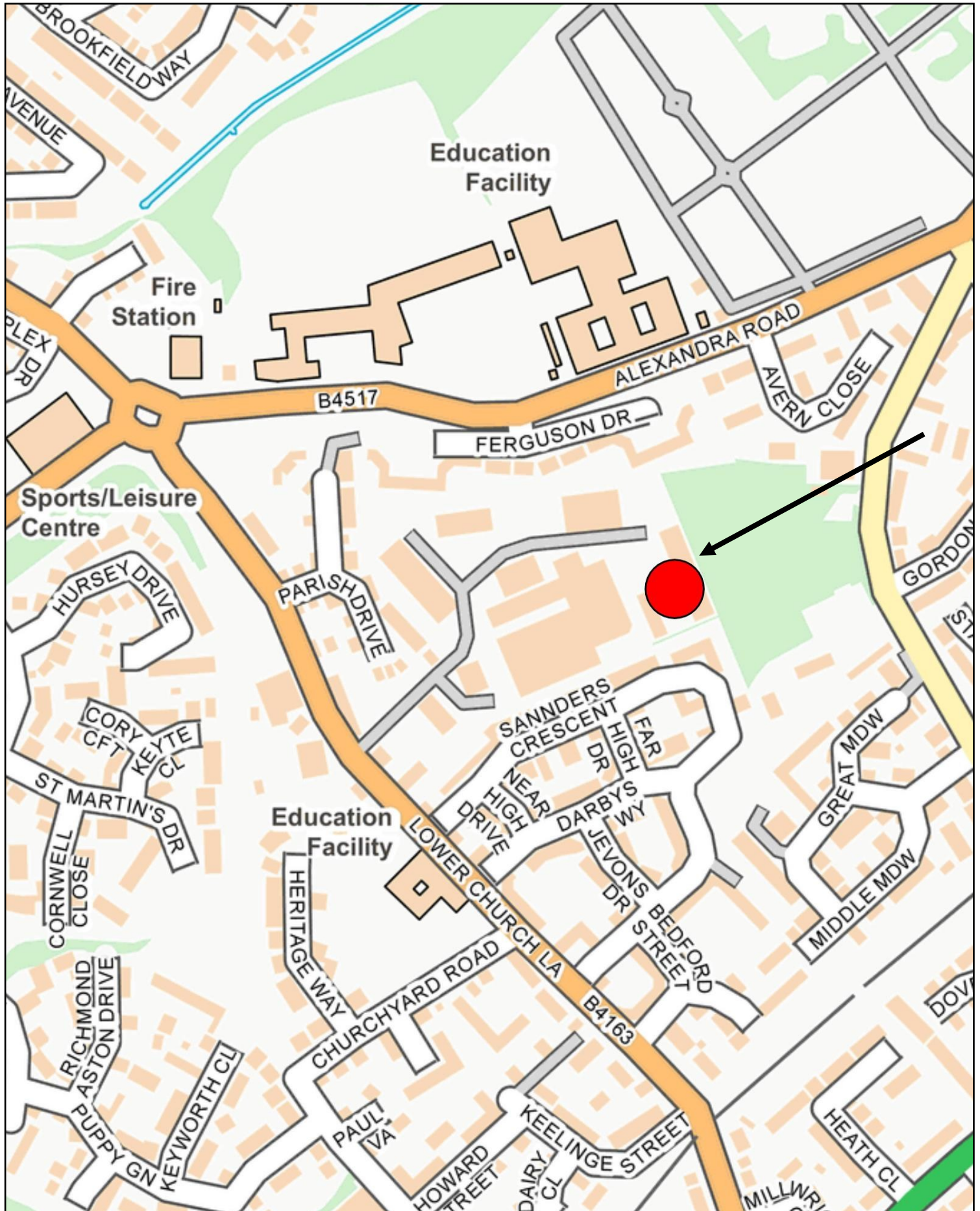
Strictly by prior appointment with the sole agent, Bulleys at their Oldbury office on 0121 544 2121.

Details prepared: 07/2026



Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed

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