



THE COMMERCIAL PROPERTY SPECIALISTS

**TO LET**

**INDUSTRIAL /WAREHOUSE UNIT**

**10,653 sq ft  
(989 sq m)**



**UNIT 1 BLOOMFIELD PARK, BLOOMFIELD ROAD,  
TIPTON, DY4 9AH**



◆ Separate Office Pods.

◆ Estate Palisade Fencing & 24  
Hour CCTV.

◆ Flexible Terms—Immediate  
Occupation.

◆ M5 (J2) approximately 3.5 miles.  
M6 (J10) approximately 6 miles.

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## LOCATION

Bloomfield Park is located on the A4037 Bloomfield Road approximately 1/4 mile from the main dual carriageway A4123 Birmingham New Road linking Wolverhampton Town Centre to Junction 2 of the M5 motorway approximately 3.5 miles distant. The A463 Black Country Route lies approximately 2 miles distant, providing access to Junction 10 of the M6 motorway, approximately 6 miles.

## DESCRIPTION

The unit is of brick and clad external elevations with insulated profile roofing. Eaves height is approximately 7 metres (minimum clear working height approximately 5.7 metres). Roller shutter door access approximately 4.5 metres wide x 5.6 metres high.

The unit has two separate office pods with gas fired central heating. There are separate toilets for offices and warehouse, as well as kitchen facilities.

## ACCOMMODATION

Gross internal areas approximately:

10,653 sq ft (989.68 sq m)

This includes office pods measuring 2,287 sq ft (212.47 sq m).

## OUTSIDE

Forecourt car parking and servicing area.

## RENT

Please contact the agent.

## SERVICES

We are advised that mains water, drainage and electricity are connected or available.

Interested parties are advised to check this position with their advisors/contractors.

## SECURITY

The estate has the benefit of palisade fencing, security gates and 24 hour CCTV security cameras.

## LEASE

All units are available on a new full repairing and insuring lease for a term to be agreed.

## SERVICE CHARGE

A service charge is levied to cover communal costs and services. Please contact the agent for further details.

## RATES

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

Rateable Value: £78,000.00

Rates Payable: £37,440.00 (April 2026/27)

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

## VAT

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

## EPC

An EPC has been commissioned and will be available shortly.

## WEBSITE

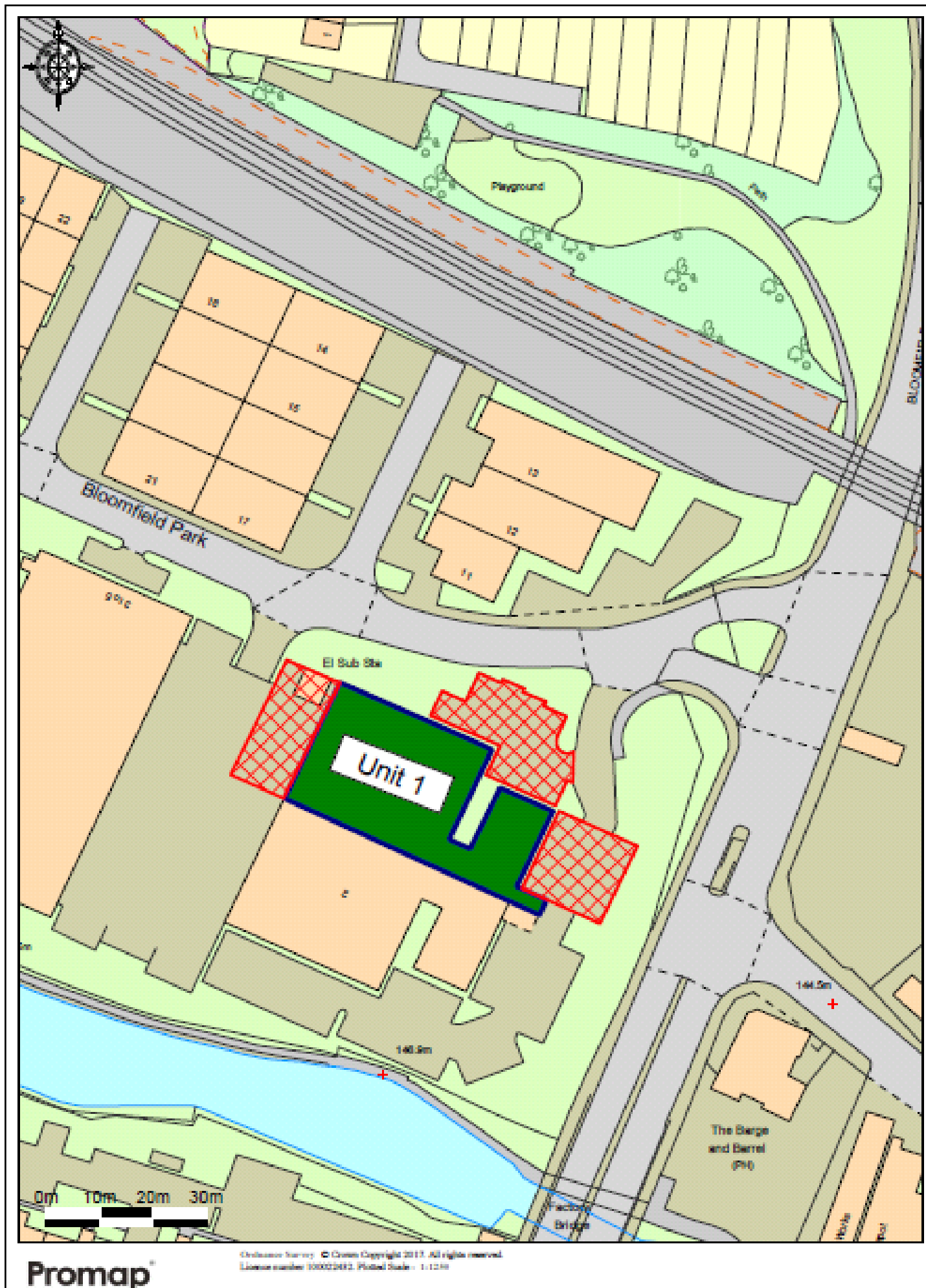
Aerial photography and further information is available at: [bulleys.co.uk/1bloomfield](http://bulleys.co.uk/1bloomfield)

## VIEWING

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

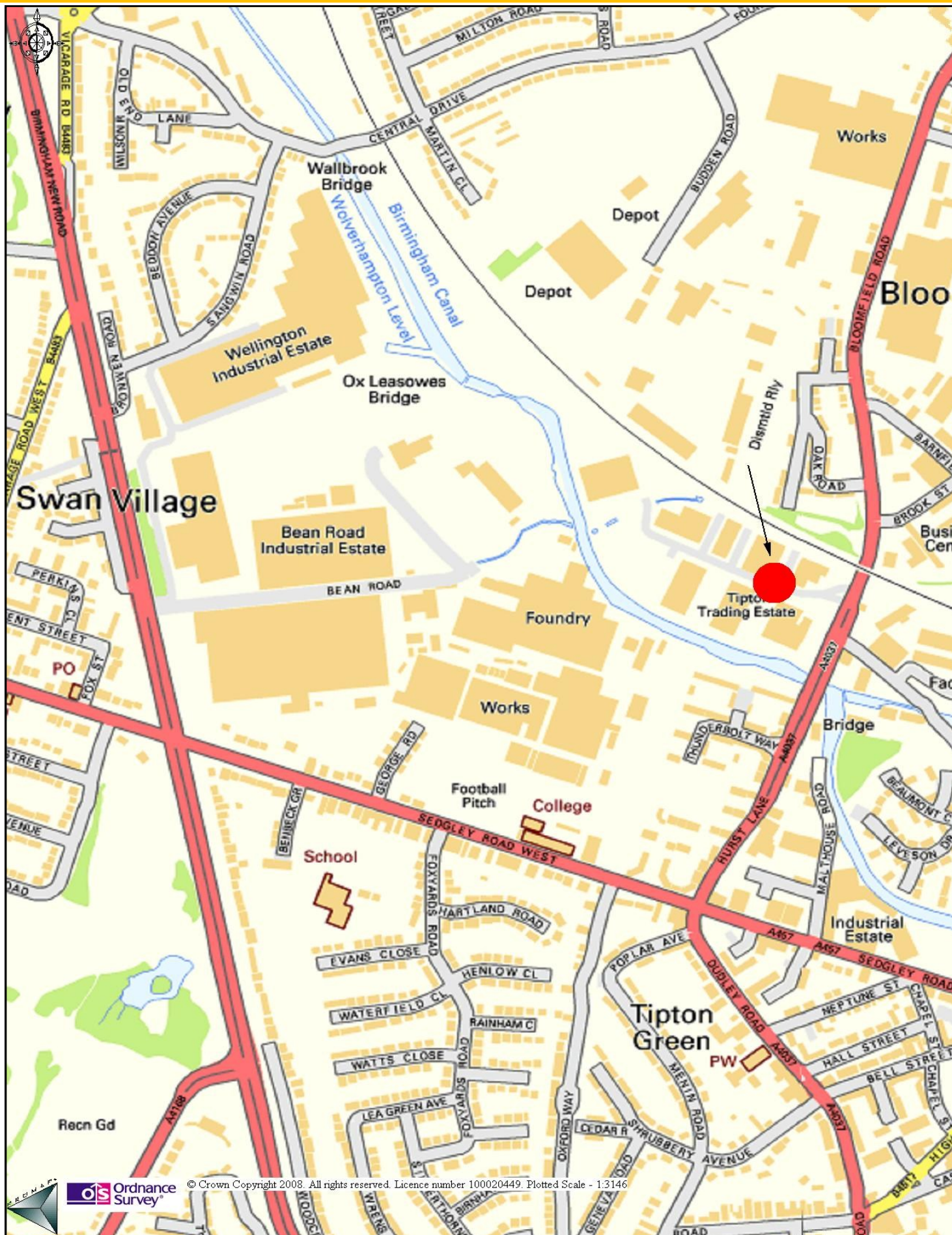
Details prepared 08/26





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

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#### IMPORTANT NOTICE

Bulleys for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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