

## TO LET

1st Floor Offices, Unity Walk,  
Tipton Centre, Tipton  
DY4 8QL



- Close to Poundland, Post Office and The West Brom and Bupa Dental.
- 100m from Tipton Train Station.
- Generous Car Parking

0121 400 0407  
[creative-retail.co.uk](http://creative-retail.co.uk)

**Creative Retail**

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### Location

The property forms part of Tipton Centre which fronts the busy Owen Street and is situated a short walk from Tipton Train Station.

Existing occupiers include **Poundland, Bupa Dental Care** and **The West Bromwich Building Society**.

Tipton Centre is lies 1 mile north of Dudley and benefits from over 16,000 vehicle movements per day.

### Description

Tipton Centre compromises a modern community Centre that consists of 28 retail units, along with first floor office suites.

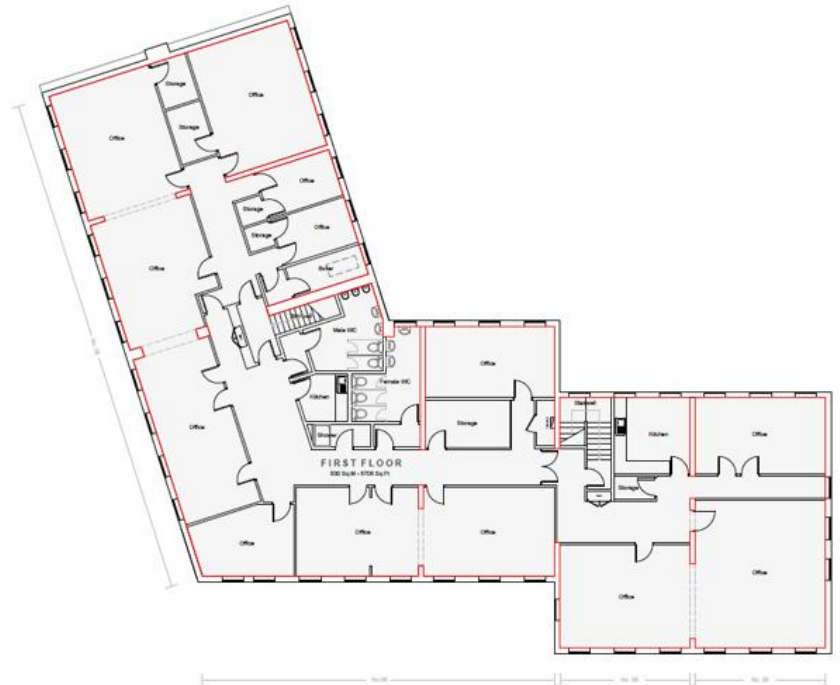
The Centre benefits from generous free car parking and a central square that hosts a weekly market along with other seasonal events.

The self contained premises comprise part ground and first floor units that offer versatile accommodation, appropriate staff facilities and a large car park to the rear.

Please refer to the attached, existing layout plans.

The premises may be suitable for alternative uses, subject to planning.

Address	SqM	SqFt
1st Floor Offices	529.99	5,705
<b>Total</b>	<b>529.99</b>	<b>5,705</b>



EXISTING FIRST FLOOR PLAN - No.'s - 05, 06 & 08.

**Rent**  
**£28,500**

**Tenure**  
The properties are available by way of new effectively full repairing and insuring leases for a term of years to be agreed.

**Legal Costs**  
Each party will be responsible for covering their own legal costs incurred in the transaction.

**EPC**  
A copy of the Energy Performance Certificates can be made available upon request.

**Insurance**  
An annual insurance charge of **£1,645**

**Viewings**  
Strictly by appointment with the Sole Retained Agents.

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Modern Shopping Centre



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