



PHASE 4

PHASE 2



PHASE 1
COMPLETED

PHASE 3

VAUGHAN
PARK

TIPTON | WEST MIDLANDS | DY4 7UJ

PHASE 3
Available Q3 2021

HIGH QUALITY NEW
INDUSTRIAL / WAREHOUSE UNITS
From 11,000 to 20,500 sq ft
(combined units up to 52,000 sq ft)

To Let

www.vaughanpark.co.uk

VAUGHAN PARK

Vaughan Park is a 28 acre estate situated on the A457 Tipton Road within an established industrial location and benefiting from a skilled local workforce.

Junctions 1 and 2 of the M5 motorway are within 3 miles and 4.5 miles respectively, providing excellent access to the national motorway network.

Phase 3 offers exciting, high quality industrial/ warehouse accommodation from 11,000 to 20,500 sq ft with combined units up to 52,000 sq ft.

**Phase 3 to let
Available Q3 2021**



PLANNING

The units have detailed planning permission for B1 (Light Industry), B2 (General Industrial) and B8 (Storage and Distribution).

TERMS/RENT/RATES

Further information available via the letting agents.

SERVICE CHARGE

A service charge is levied to cover communal costs and services.

LEGAL COSTS

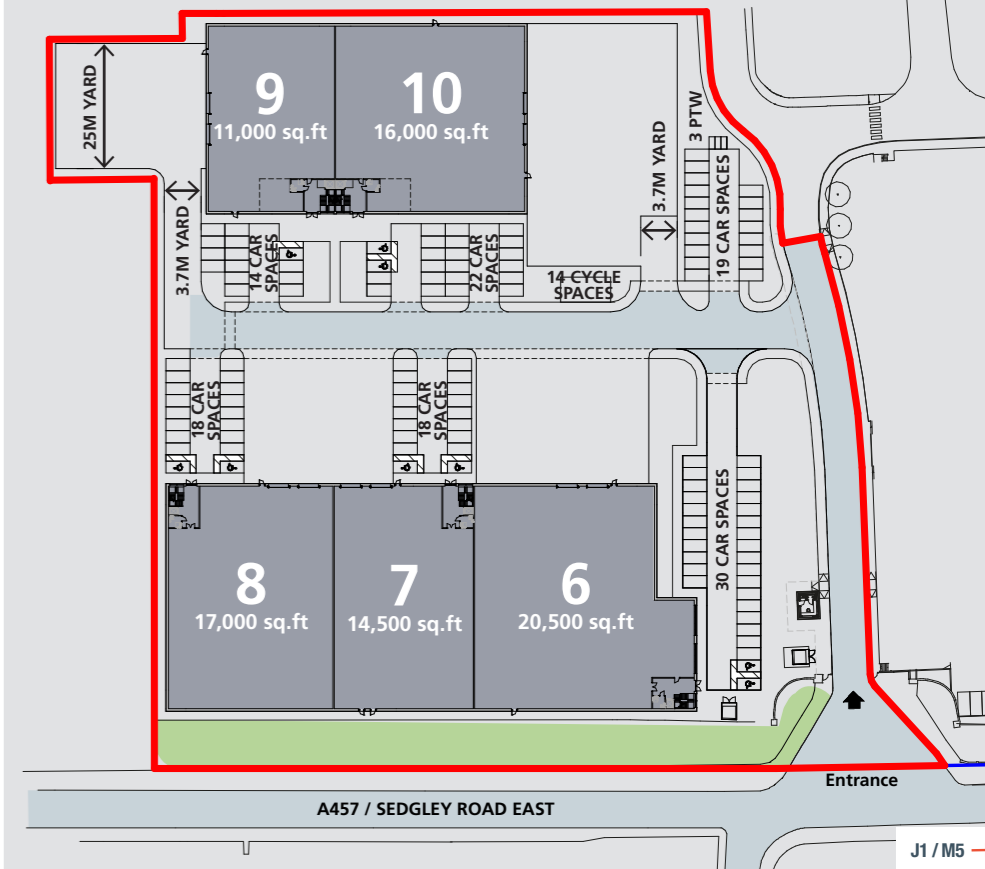
Each party to be responsible for their own legal costs.

SCHEDULE OF ACCOMMODATION (APPROX GIA)

Unit	Level	Sq ft	Sq m
6	Ground	18,989	1764.1
	Office	1,511	140.3
	Total	20,500	1904.5
7	Ground	13,257	1231.6
	Office	1,244	115.5
	Total	14,500	1579.3
8	Ground	15,687	1457.3
	Mezzanine	1,313	121.9
	Total	17,000	1579.3
9	Ground	10,000	929.0
	Mezzanine	1,000	92.9
	Total	11,000	1021.9
10	Ground	15,000	1393.5
	Mezzanine	1,000	92.9
	Total	16,000	1486.4

Units 6-8 and 9-10 can be combined into 2 larger units of 52,000 sq ft and 27,000 sq ft respectively.

Units 9 and 10 yard areas can be enclosed to create secure yards



SPECIFICATION

The proposed units incorporate a high specification including:

- Steel portal frame construction
- 8m clear internal height
- Uniformly distributed 50kN / m² floor loading
- 15% roof lights
- 1 door per 10,000 sq ft floor area. (width 3.54 m x 5.00 m high)
- 3 phase power supply
- Yard area plus car parking
- Separate parking
- Electric car charging points
- Landscaped Environment
- 24 hour on-site security, CCTV, gatehouse and barrier entry
- BREAM Very good



All unit photography is indicative from Phase 1 buildings and shown for illustration purposes only

ABOUT CEG

CEG is a privately owned business, specialising in investment and development throughout the UK. Their investment portfolio currently comprises more than 9 million sq ft of commercial accommodation.

A key strategic West Midlands location, providing excellent accessibility to the motorway network and major destinations of Birmingham, Walsall, Wolverhampton, Tipton, Oldbury and Dudley.

Junctions 1 and 2 of the M5 motorway are within 3 miles of the property, providing excellent access to the national motorway network, via the M6, M6 Toll, M42 and M54.



DRIVE TIMES

LOCATION	DISTANCE	DRIVE TIME
Tipton	1.1 miles	5 minutes
Dudley	1.7 miles	7 minutes
Oldbury	1.9 miles	4 minutes
West Bromwich	3.2 miles	8 minutes
Wednesbury	3.4 miles	8 minutes
Walsall	6.9 miles	19 minutes
Wolverhampton	6.8 miles	20 minutes
Birmingham	8.1 miles	21 minutes
Birmingham Airport	17.9 miles	30 minutes

MOTORWAYS

LOCATION	DISTANCE	DRIVE TIME
M5	3.4 miles	8 minutes
M6	4.9 miles	10 minutes
M54	10.7 miles	16 minutes
M6 (Toll)	19.5 miles	26 minutes

Source: Google Maps

VIEWING

To view or for further information please contact:



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A development by:



MISREPRESENTATION ACT: The particulars contained in this brochure are intended only as a guide and must not be relied upon as statements of fact. They are not intended to constitute the whole part of any contract. All details are given in good faith and believed to be correct. All liability in negligence or otherwise arising from the misuse of these particulars is hereby excluded. J014035. October 2020.