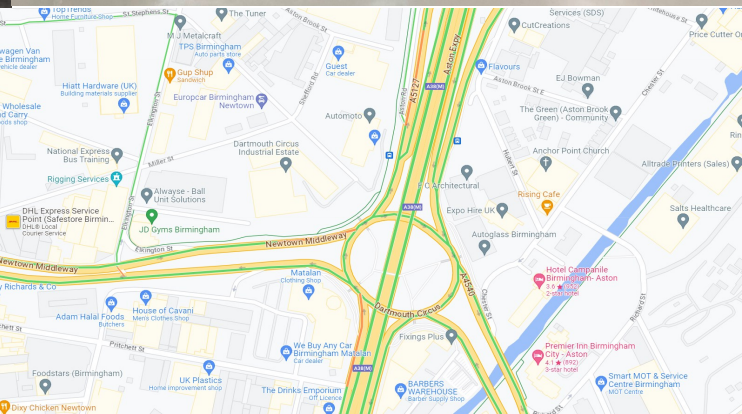
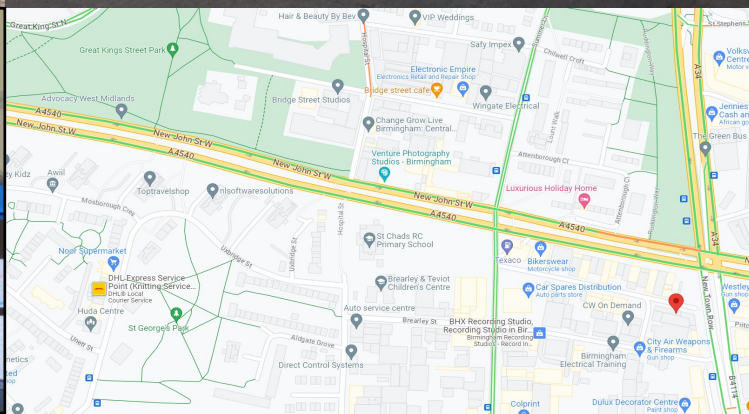


**TO LET – 5,850 sqft**

**Industrial / Warehouse Unit**

Unit 8, Robins Business Park, Tipton / West Bromwich  
DY4 7BS





# KEY POINTS

• HIGH BAY UNIT CIRCA 7.5m

• HGV FRONT LOADING

• INTERNAL OFFICE

• ROAD FRONTAGE

• NEWLY REFURBISHED

• M5 J1, M6 J9/10, A454

## LOCATION

Robins Business Park is situated on Bagnall Street, Tipton, approximately eleven miles east of Birmingham City Centre and eight miles west of Wolverhampton. & 1.5 miles from J1 M5 and approx. 3 miles from J9 M6. The property is situated in an established industrial/employment area just off the A41, the Great Western Way and the Black Country New Road, which connects with the M5 and the M6.

## DESCRIPTION

Situated within the established Robins Business Park. The building is of a steel portal frame construction with part brick and part steel profile clad elevations. The unit is fronted by a large yard area suitable for HGV access and loading as well as ample on site parking. The estate is well presented, securely fenced and gated. Internally, the unit benefits from 7.5M (approx.) eaves height, ample natural light throughout and an approximate 900 sqft of office and W/C facility. The site also benefits from a large three phase electricity supply.

## PLANNING

We understand that the properties have B1, B2, B8 uses, however, we advise all interested parties to make their own enquires with the local authority.

## SERVICES

We understand that the property benefits from a three phase electrical connection and a water feed. There is no Gas.

## VAT / BUSINESS RATES

VAT will NOT be applicable to the rental. All interested parties with regards business rates are advised to make their own enquiries to the local authority.

## COMMUNAL AREA CHARGE

A contribution is payable in respect of maintenance and management of estate communal areas.

## PRICE / AVAILABILITY

Price upon application. The Property is available immediately, subject to contract.

All enquiries strictly through Property Link Midlands

0121 200 3344

admin@propertylink.co.uk

In association with:



**Misrepresentation Act.**

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statement of fact or representations and must satisfy themselves as to their accuracy. Property Link Midlands or any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electronic equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

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