

*** Newly Refurbished ***

HIGH BAY WAREHOUSE

TO LET 21,850 sqft (approx.)

Units 14/16, Robins Business Park, Great Bridge, Tipton, DY4 7BS

HIGH BAY WAREHOUSE WITH YARD

| Close to J1 M5 / J9 M6

| NEWLY REFURBISHED





PROPERTYLINK
0121 200 3344



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Hi Bay Warehouse | Robins Business Park | Bagnall St | Tipton | DY4 7BS



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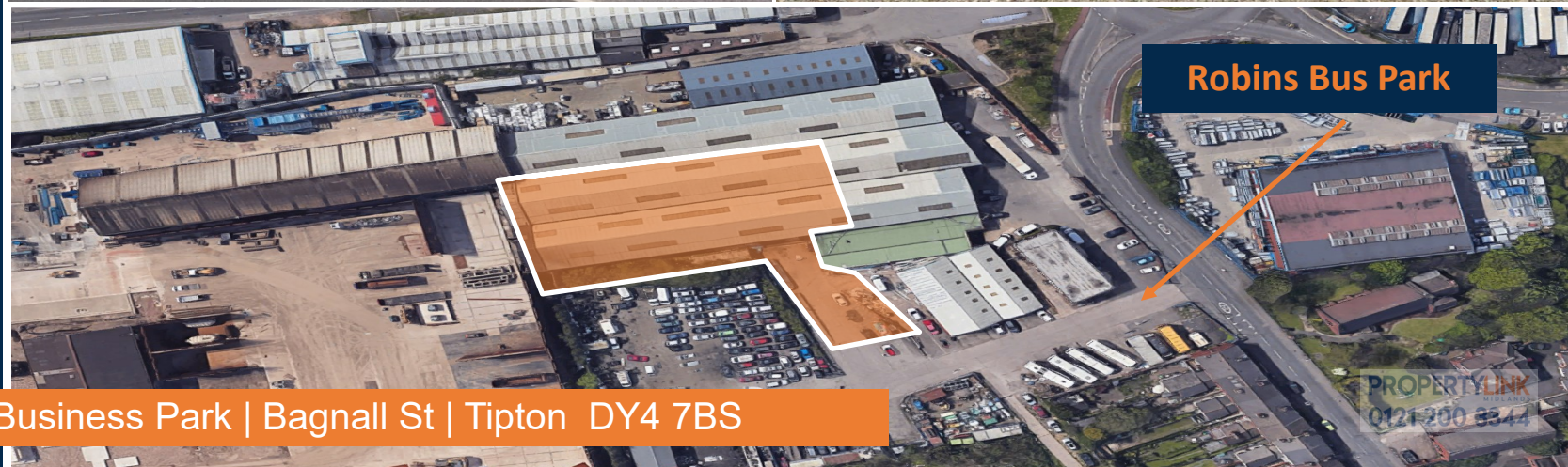


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KEY POINTS

- SECURE GATED SITE
- MULTI— HGV ACCESS
- 600 KVA POWER
- 8m Approx HEIGHT
- Fully Refurbished
- M5 J1, M6 J9/10, A41, A461
- 12m WIDE SHUTTER
- EXTERNAL YARD
- LED LIGHTING



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. Immediate towns include Smethwick, West Bromwich, Walsall, Tipton, Oldbury, Dudley etc. LOCATED WITHIN THE GOLDEN DISTRIBUTION TRIANGLE DUE TO ITS CLOSE PROXIMITY TO SURROUNDING AREAS AND NATIONAL ROAD NETWORKS.

DESCRIPTION

Situated within the established Robins Business Park. Unit 14/16 is a rare high bay warehouse ideal for goods distribution and or a manufacturing operation with a high voltage Electricity connection upto 600 kVA. Water is connected also. The premises sits close to the entrance of a secure well maintained and gated estate with 24/7 access. The unit is of steel portal framed construction with external brick and metal cladding. The unit is accessed by an EXTRA WIDE goods loading door up to 12 m wide. Suitable for HGV access and loading as well with ample on site parking. The estate is well presented, securely fenced and gated. The property is suitable for a variety of uses including distribution, manufacturing, storage and other suitable commercial uses. 24/7 secure gated access. The premises are currently under a full refurbishment to include newly white boxed throughout, new concrete floors and new led lighting throughout along with new max sun clear light roof sheets for maximum natural light, reducing electricity and operating costs.

PLANNING

We understand that the property benefits from B1, B2, B8 uses, however, we advise all interested parties to make their own enquiries with the relevant local authority.

SERVICES

We understand that the property benefits from an three phase HV electrical connection and a water feed, fire alarm system.

VAT / BUSINESS RATES

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

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

Robins Business Park | Bagnall St | Tipton | DY4 7BS

All enquiries to:

PROPERTYLINK
MIDLANDS
0121 200 3344
propertylink.co.uk

In association with:



info@propertylink.co.uk

Misrepresentation Act.

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