

Distribution / Warehousing



Self contained Unit / Yard

To Let

Unit 10 and 11, ROBINS BUSINESS PARK, TIPTON, DY4 7BS



- 5,250 SQFT APPROX WITH OPEN SURFACED STORAGE YARD
- IDEAL TRANSPORT / DISTRIBUTION / MANUFACTURING FACILITY
- GOOD EAVES HEIGHT FOR PALLET RACKING STORAGE.
- TWO SHUTTER FOR UNITS (10FT AND 11FT).
- THREE PHASE ELECTRICITY.

info@propertylinkmidlands.co.uk



LOCATION

The premises are located on Bagnall Street and quiet close to Hill Top A4196 with Black Country New Rd. being closest. The property has good links to the surrounding motorway networks with A41 and A461.

The premises are an ideal warehousing/distribution/manufacturing opportunity located in a prominent industrial area benefiting from extremely high volume passing traffic from Bagnall Street and large concrete parking goods storage and loading area of approx just over 1/2 an acre. The premises are ideally suited for trade counter and warehousing purposes and are completely self contained with no shared access.

DESCRIPTION

The premises are of brick construction. The main warehouse is approximately 5,250 sqft. The external yard has substantial open plan areas. There is a large access gates fronting Bagnell road.

The premises need some cosmetic refurbishments' and the landlord is happy to pay for these should a specification be agreed for the interested party to make it suitable for their occupation.

PLANNING

The property is situated within an existing employment area and would be suitable for trade counter warehouse uses subject to planning confirmation. Interested parties are advised to contact the local authority themselves.

PRICE

£17,875 per annum. Subject to negotiation. PLEASE CALL FOR FURTHER INFO.

AMENITIES

- 1 drive-in loading doors and good communal yard areas.
- All usual main services including electricity water and drainage are available to the property.
- Property Link has not checked and does not accept responsibility for any of the services within this property.

LEGAL COSTS

Landlord offers a free no charge simple in out lease agreement for immediate access. Solicitors may be used if needed.

VIEWING

Strictly by appointment only

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Misrepresentation

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ROBINS BUSINESS PARK
BAGNALL STREET, GREAT BRIDGE,
TIPTON
DY4 7BS
PLAN NOT TO SCALE
FOR I.D. ONLY

UPPER YARD

LOWER
YARD

TO LET
(APPROX 500 SQFT)

ROAD

ROAD

10/11

YARD FOR
10 & 11

OFFICE

GROUND FLOOR

8A

12

13

8

7

6

5

4

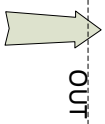
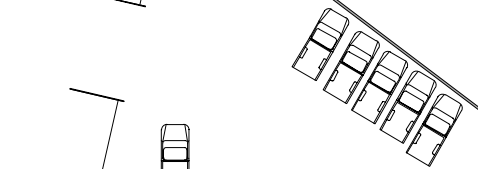
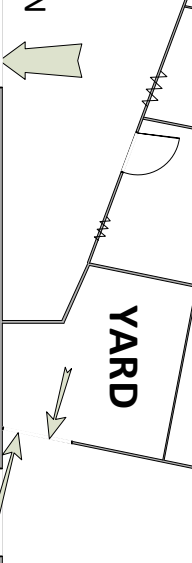
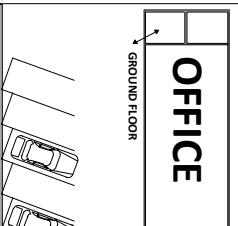
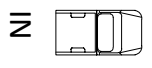
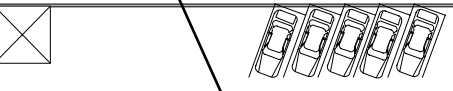
14/16

1/3

YARD

YARD

SECURITY



BAGNALL STREET

