



UNIT 2 CLETON BUSINESS PARK, CLETON STREET, TIPTON,
DY4 7TR

TO LET
INDUSTRIAL/WAREHOUSE
UNIT

SIZE
4,153 sq.ft. (385.8 sq.m.)

TO LET
£30,000 PAX

Lease Terms
Available by way of a new FRI lease
with a term and rent review pattern to
be agreed.

GF and FF Offices

Refurbished warehouse unit

3 Phase power supply

Prominent Black Country location

Location

Cleton Business Park is located on Cleton Street, situated on the southern side of the A457 Tipton Road. The unit is approximately 3 miles west of Junctions 1 and 2 of the M5 motorway giving access to the regional and national motorway network. The estate is easily accessible to Birmingham and the Black Country conurbation.

Description

The unit is of steel portal frame construction with brick and metal clad elevations beneath a pitched roof. The unit benefits from 2 storey offices to the front accessible via a separate access fronting the busy Tipton Road.

The unit benefits from contemporary warehouse space of the following specification:

- 3 phase power supply
- Refurbished 2 storey offices
- Electrically operated roller shutter door

Accommodation

GIA 4,153 sq ft

Terms

To let - £30,000 pax.

Rating Assessment

Rateable value - £19,500

U.B.R.: 49.9p in the £ (2024/2025)

Fixtures, Fittings & Services

We have not tested any apparatus, equipment, fixtures, fittings or services. We therefore cannot verify they are in working order or fit for their purpose.

Energy Performance Certificate

EPC rating – E113.

Certificate Available Upon Request

V.A.T.

V.A.T. is payable on the rent.

Viewing

Contact:

Michael Johnson and Co.

Tom Johnson

01384 395 323

07794 784 370

tom@michaeljohnsonandco.com

Michael Johnson

01384 395 323

07970 910 135

mike@michaeljohnsonandco.com

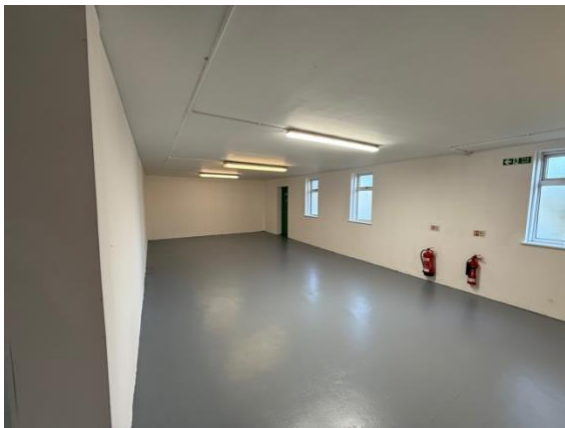
Joint Agents:

Sellers Chartered Surveyors

Matthew Pearcey

01384 453 131

07764 269 803





Promap

● LANDMARK INFORMATION

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Plotted Scale - 1:50000. Paper Size – A4