



UNIT 3 CLETON BUSINESS PARK, CLETON STREET, TIPTON,
DY4 7TR

TO LET
INDUSTRIAL/WAREHOUSE
UNIT

SIZE
8,493 sq.ft. (789 sq.m.)

TO LET
£60,000 PAX
REDUCED RENT AVAILABLE FOR
YEAR 1

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

GF and FF Offices

3 Phase power supply

2 Roller Shutter Doors

Prominent Black Country location

Rental incentives available

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:

- 4.5 m to haunch
- 3 phase power supply
- 2 storey offices
- LED lighting
- 2 Electrically operated roller shutter doors

Further internal photos of the warehouse are available from the agent upon request.

Accommodation

GIA 8,493 sq ft

Terms

To let - £60,000 pax.
Reduced rent available for year 1.

Rating Assessment

Rateable value - £34,250
U.B.R.: 51.2p in the £ (2023/2024)

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 – C68.
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





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● LANDMARK INFORMATION

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Plotted Scale - 1:50000. Paper Size – A4