



**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

**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

## 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.

## 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.

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● LANDMARK INFORMATION

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Plotted Scale - 1:50000. Paper Size – A4