COMMERCIAL PROPERTY CONSULTANTS



# UNIT 5 CLETON BUSINESS PARK, CLETON STREET, TIPTON, DY4 7TR

# TO LET

INDUSTRIAL/WAREHOUSE UNIT

#### SIZE

3,903 sq.ft. (363 sq.m.)

#### TO LET

£27,500 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

Undergoing extensive refurbishment

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 Landlord is currently undergoing an extensive refurbishment plan — upon completion the unit will benefit from contemporary warehouse space of the following specification:

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

## Accommodation

**GIA** 

3,903 sq ft

#### **Terms**

To let - £27,500 pax.

# Rating Assessment

Rateable value - £16,000

U.B.R.: 51.2p in the £ (2022/2023)

# 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 – C75. Certificate Available Upon Request

#### V.A.T.

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

# Viewing

Contact – Michael Johnson and Co.

Tom Johnson

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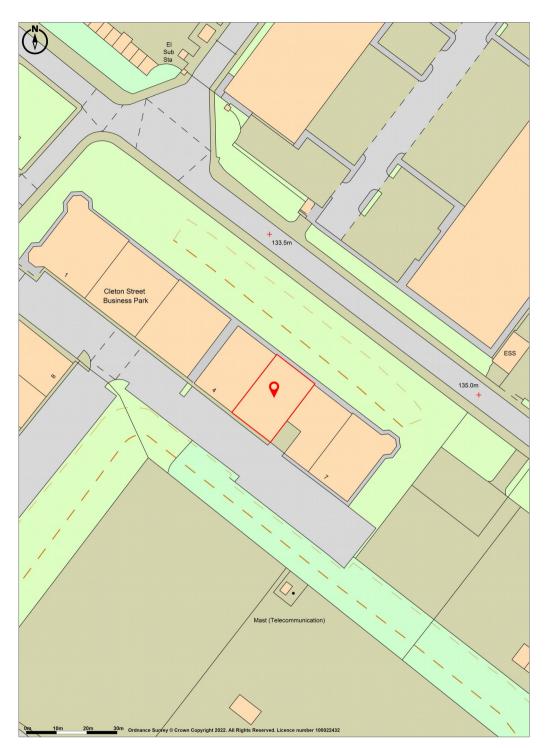
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