



# JOHNSON FELLOWS

CHARTERED SURVEYORS

**INDUSTRIAL WAREHOUSE UNITS  
TO LET (MAY SELL)  
UNIT 3 CLETON BUSINESS PARK  
CLETON STREET  
TIPTON  
DY4 7TR**



**8,462 Sq.ft (786.14 Sq.m)**

- Prominent position fronting A457 Tipton Road
- 2 Roller Shutter Doors
- First Floor Offices and Canteen
- Refurbished



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## Location

The premises are located on Cleton Street which is accessed off the A457 Tipton Road to the south east of Tipton.

Tipton itself lies approximately 9 miles to the south east of Birmingham City Centre and 5 miles from Junction 1 of the M5 motorway.

## Description

The premises are of steel portal frame construction, with a pitched profile clad roof having intermittent roof lights. The external elevations are brick/block and cladding, whereas the warehouse floor is concrete.

To the front elevation, the property benefits from office and ancillary storage to the ground floor.

The unit has an eaves height of 5m.

Loading access to the unit is via 2 roller shutter doors to the rear. Car parking is also provided.

## Accommodation

First Floor Offices	1,112sq.ft
Ground Floor Reception & WC's	545sq.ft
Warehouse	6,825sq.ft
<b>TOTAL</b>	<b>8,482sq.ft</b>

## Rental

£4.00 per sq.ft, equating to £33,850 per annum, exclusive. Subject to contract.

## Terms

The unit is available by means of a new fully repairing and insuring lease for a term to be agreed. Alternatively our client may consider a sale subject to a price to be agreed.

## EPC

C (61)

## Legal Costs

Each party to bear their own legal costs incurred in the transaction.

## VAT

All prices quoted are exclusive of VAT, which maybe chargeable.



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For further information please contact:-

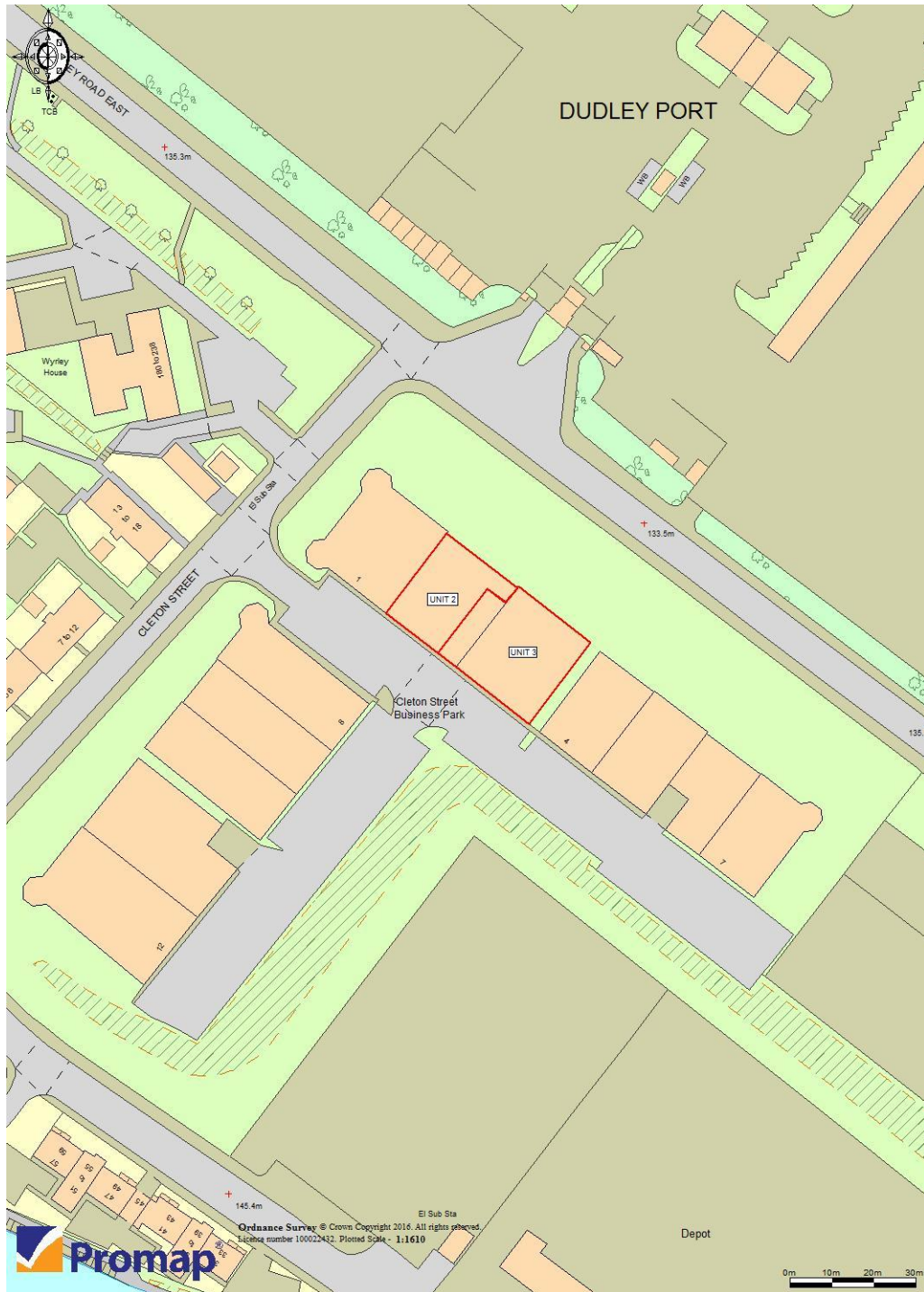
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Photos Dated: January 2016

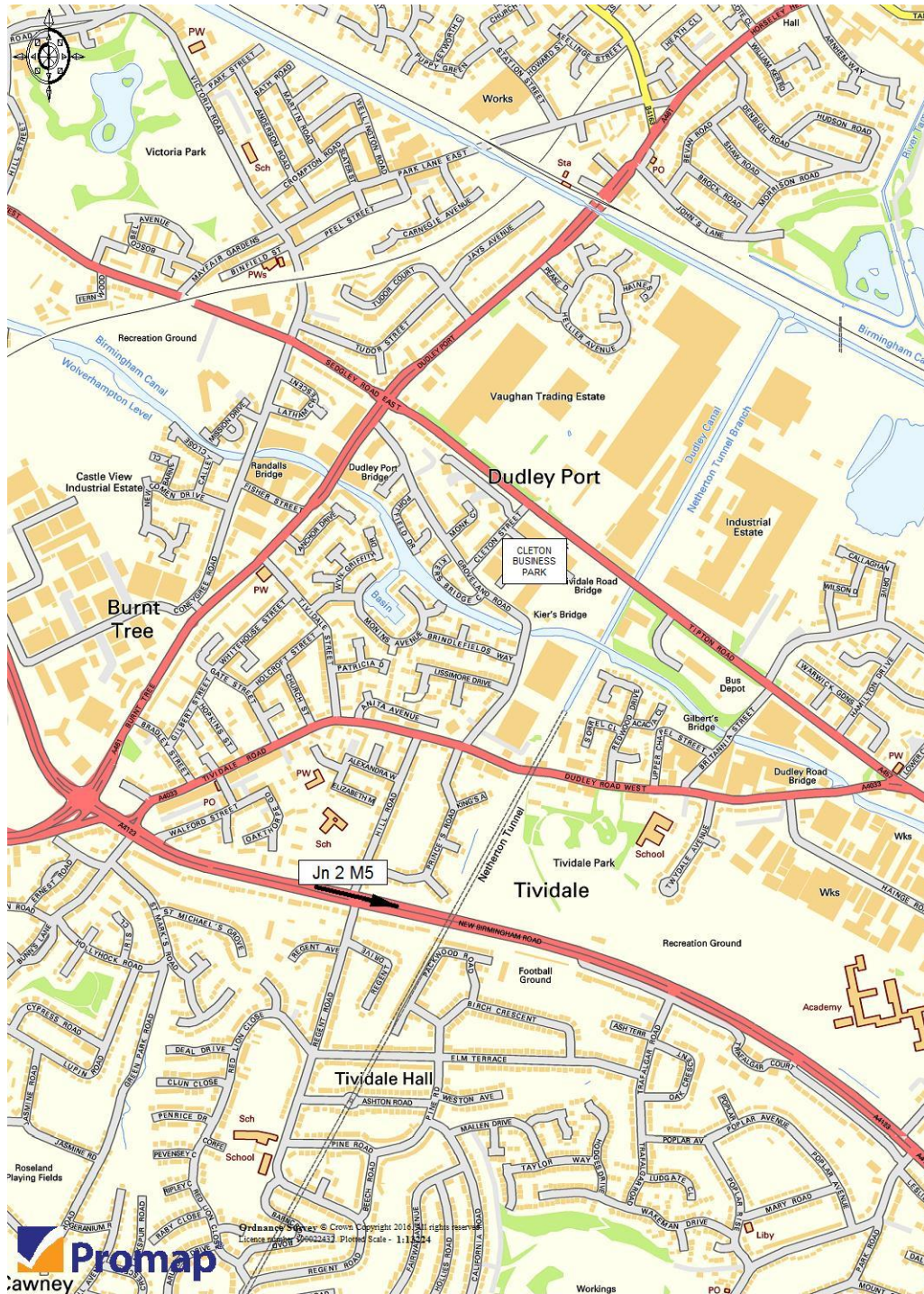
Particulars Dated: January 2017



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