



# Bloomfield Park

Bloomfield Road, Tipton, DY4 9AH

**TO LET**  
INDUSTRIAL UNITS

2,247 - 3,685 sq ft (208.75 & 342.34 sq m)

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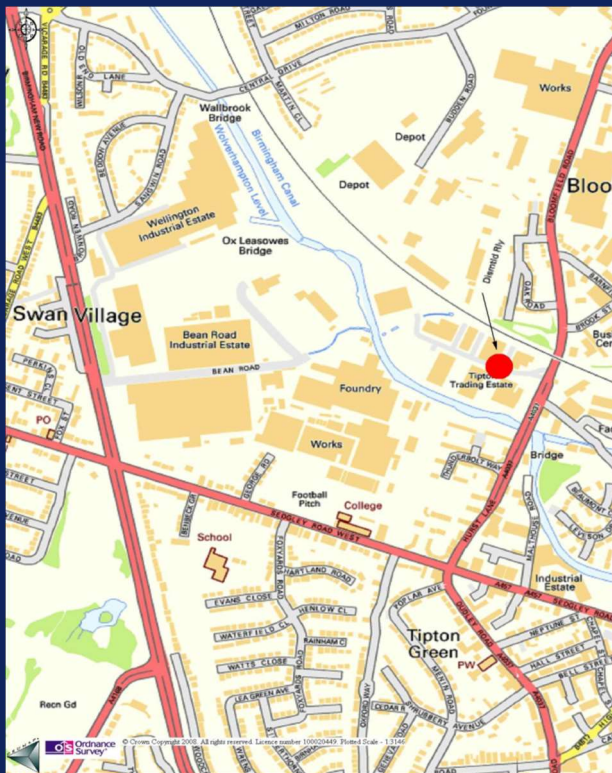
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## Location

Bloomfield Park is situated on the A4037 Bloomfield Road approximately ¼ mile from the main dual carriageway A4123 Birmingham New Road linking Wolverhampton Town Centre to Junction 2 of the M5 Motorway approximately 3½ miles distant. The A463 Black Country Route lies approximately 2 miles distant providing access to the M6 Motorway Junction 10 approximately 6 miles.

## Description

The units are single bay terraced industrial units. The front elevations are constructed with full height brick work with cladding above, and an insulated profile roof. The roofs incorporate intermittent translucent roof lights and the units are lit by sodium lights with concrete floors. Vehicle access is via a roller shutter door measuring approximately 10'0" wide x 10'3' high. All units incorporate WC facilities and some units have office accommodation.



## Lease

The property is available by way of a new full repairing and issuing lease by way of negotiable term.

## Services

We understand that water, drainage, gas and 3 phase electricity are connected or available. Interested parties are advised to check this position with their advisers/contractors.

## EPC

EPC's have been carried out on these units and have been awarded the following grades:

|         |   |
|---------|---|
| Unit 16 | D |
| Unit 34 | E |
| Unit 36 | D |

## Accommodation

| Description | Area (Sq ft) | Quoting Rent (£) |
|-------------|--------------|------------------|
| Unit 16     | 2,247        | £14,606 PAX      |
| Unit 34     | 3,685        | £22,914 PAX      |
| Unit 36     | 2,287        | £14,866 PAX      |

## VAT

All figures quoted do not include VAT which will be payable at the current prevailing rate.

## RATES

### Unit 16

Rateable Value: £8,900  
Rates Payable: £4,369.90 (2019/20)

### Unit 34

Rateable Value: £14,250  
Rates Payable: £6,996.75 (2019/20)

### Unit 36

Rateable Value: £9,100  
Rates Payable: £4,468.10 (2019/20)

2019/2020 Rates Payable 49.1p in the £.

The rates payable figures above are subject to Small Business Rates Relief and Transitional Relief/Surcharges where applicable. Interested parties should enquire to the Local Authority to confirm their specific liability.

## Further Information

Contact the sole agents:



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