

LIGHT TRADING ESTATE OF COMMENTATION OF COMMEN

modern industrial / warehouse units to let with

trade Itales









business link

the site combines modern industrial / warehouse units within a well managed environment. occupiers benefit from the great accessibility which creates an exciting hub for all businesses to trade and grow together.



secure link

the assurance of business security is important to any business whether small or large. link one trading estate is a secure gated site which is locked at night and supported by 24hr cctv cameras.

community link

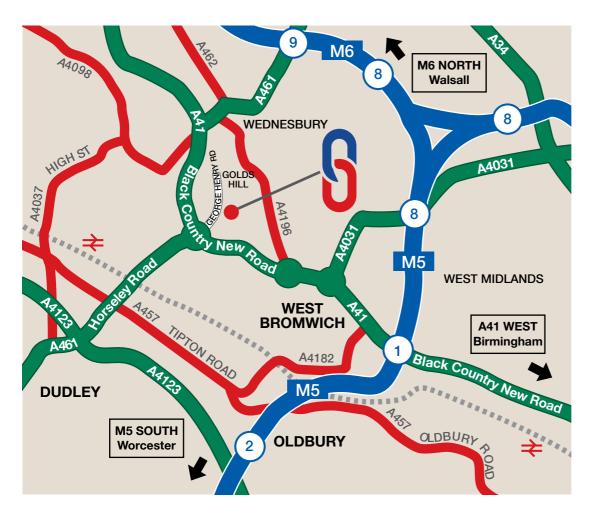


travel link

prominently located on the main A41 black country new road, with the M5 junction 1 approximately 2.5 miles distant and the M6 junction 9 approximately 3 miles away. link one trading estate is the number one choice for city links.

missing link to your business

the premises are located on link one trading estate which overlooks a major roundabout off the A41 black country new road at its junction with george henry road. the black country new road dual carriageway connects to the M5 motorway (junction 1) approximately 2.5 miles distant. the M6 motorway (junction 9) is approximately 3 miles distant.



viewing:

for further information or to arrange a viewing, contact the joint agents:

Thomas Morley thomas.morley@harrislamb.com Tel: 0121 455 9455



Max Shelley max.shelley@bulleys.co.uk Tel: 0121 544 2121



Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. November 2012 www.kubiakcreative.com 129885 11-12





TO LET

WAREHOUSE/INDUSTRIAL PREMISES

UNIT A1 LINK ONE INDUSTRIAL PARK GEORGE HENRY ROAD, GREAT BRIDGE TIPTON, DY4 7BU



18,705 sq.ft. (1,737.79 sq.m.)

Approx. Gross Internal Area

- * M5 Junction 1 approximately 2 ½ miles
- * M6 Junction 10 approximately 6 miles
 - * Eaves height 6.94 metres
- * Prominently located adjacent to George Henry Road towards junction with main A41 Black Country New Road
 - * RENT: £82,302 per annum, exclusive





Location:

The premises are located on Link One Industrial Park which overlooks a major roundabout off the A41 Black Country New Road at its junction with George Henry Road. The Black Country New Road dual carriageway connects to the M5 motorway Junction 1 approximately 2 ½ miles distant and the M6 motorway Junction 10 approximately 6 miles distant.

Description:

The premises comprise of a semi-detached industrial unit of steel portal frame construction with a pitched insulated metal profile clad roof with part block work and part metal clad elevations beneath a concrete floor.

Internally the unit benefits from an eaves height of 6.94 metres is lit via high bay sodium lighting and loading access is provided via two sectional loading doors.

Ancillary two storey office facilities provide in the main open plan office accommodation, reception and male, female and disabled W.C. facilities.

Accommodation:

	sq. m.	sq. ft.
Warehouse	1,413.23	15,212
Ground /First Floor	324.56	3,493
Offices loading bay		
Total Approx Gross Internal Area	1,737.79	18,705

Tenure:

The premises are available by way of a sub-lease/ assignment of an existing lease expiring in June 2021.

Alternatively a new lease for a term of years to be agreed can be provided.

Rent:

£82,302 per annum, exclusive.

Business Rates:

Rateable Value (2017): £77,000

VAT:

All figures quoted do not include VAT which may be chargeable at the prevailing rate.

EPC:

EPC Rating: To be confirmed

Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

Money Laundering:

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.



COMMERCIAL & INDUSTRIAL AGENCY - VALUATION





Viewing:

Strictly by prior appointment through joint agents:

Harris Lamb 75-76 Francis Road **Edgbaston Birmingham B16 8SP**

Tel: 0121 455 9455 0121 455 6595 Fax:

Contact: Thomas Morley

thomas.morley@harrislamb.com Email:

Or our joint agent:

Bulleys

Tel: 0121 544 2121

Ref: G5792 Date: July 2020

Subject To Contract

(iv) all rentals and prices are quoted exclusive of VAT (iv) Harris Lamb is the trading name of Harris Lamb Limited.