



**Link** TRADING  
**One** ESTATE

modern industrial / warehouse units to let with

# trade links



# 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.





# 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:**

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

**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.





**Viewing:**

Strictly by prior appointment through joint agents:

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

**Tel: 0121 455 9455**  
**Fax: 0121 455 6595**

**Contact: Thomas Morley**  
**Email: [thomas.morley@harrislamb.com](mailto:thomas.morley@harrislamb.com)**

**Or our joint agent:**

**Bulleys**  
**Tel: 0121 544 2121**

**Ref: G5792**  
**Date: July 2020**

**Subject To Contract**

