

**TO LET**

Industrial/Warehouse Unit  
10,653 - 21,181 Sq Ft

**Unit 1, Bloomfield Park**  
Tipton, DY4 9AH



# TO LET- UNIT 1, BLOOMFIELD PARK



Unit 1, Bloomfield Park, Bloomfield Road,  
Tipton, DY4 9AH



**Industrial unit of steel frame construction on attractive, secure estate, with good access to M5 and M6 Motorways.**

- 10,653 sq ft (989.68 sq m)
- Industrial unit
- Separate office pod
- Rear yard and service area
- Eaves height approximately 7 metres (minimum clear working height approximately 5.7 metres)
- Roller shutter access approximately 4.5 metres wide x 5.6 metres high
- Can be combined with Unit 2 to create 21,181 sq ft
- Estate palisade fencing & 24 hour CCTV
- M5 Junction 2 approximately 2.5 miles
- M6 Junction 10 approximately 6 miles



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# Industrial unit with rear yard

## Location

Bloomfield Park is situated on the A4037 Bloomfield Road, approximately ¼ of a 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 Junction 10 of the M6 Motorway, approximately 6 miles.

## Description

The unit is of brick and clad elevations with insulated profile roof. Eaves height is approximately 7 metres (minimum clear working height approximately 5.7 metre). Roller shutter door access approximately 4.5 metres wide x 5.6 metres high.

The unit has a separate office pod with gas fired central heating. There are separate toilets for offices and warehouse, as well as kitchen facilities within this pod.

Externally there is a rear service yard and parking adjacent to the office pod.

## Accommodation

Floor	Description	Sq M	Sq Ft
Ground	Industrial	777.21	8,366
Ground	Office Pod	212.47	2,287
<b>Total</b>		<b>989.68</b>	<b>10,653</b>

**NB. Unit 1 can be combined with Unit 2 to create a total of 21,181 sq ft.**

## Guide Rent

On application.

## Tenure

The unit is available on a new full repairing and insuring lease for a negotiable term.

## Business Rates

Rateable Value £40,000  
Rates Payable £19,640

2019/2020 Rates Payable 49.1p in the £.

## Security

The estate has the benefit of palisade fencing, security gates and 24 hour CCTV security cameras.

## Services

All mains services are available and connected to the premises.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Service Charge

A variable service charge is payable in respect of the upkeep of the common parts.

## Insurance

The landlord insures the property and recovers the cost from the tenant.

## EPC

Energy Performance Rating C.

## Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

## Money Laundering

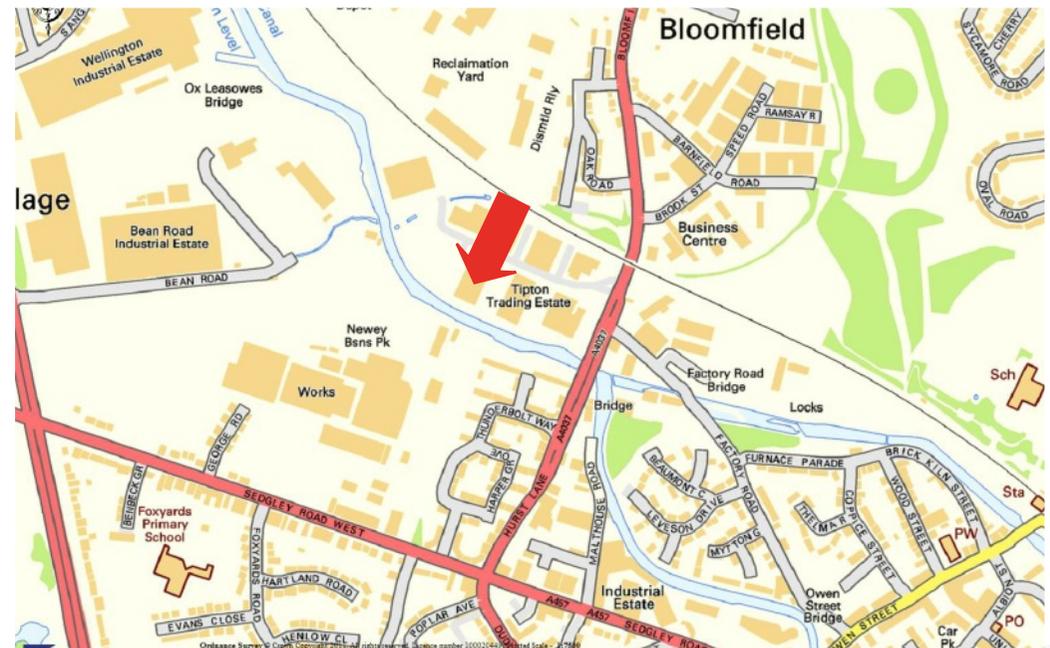
The successful tenant will be required to submit information to comply with Money Laundering Regulations.

## VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Valued Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

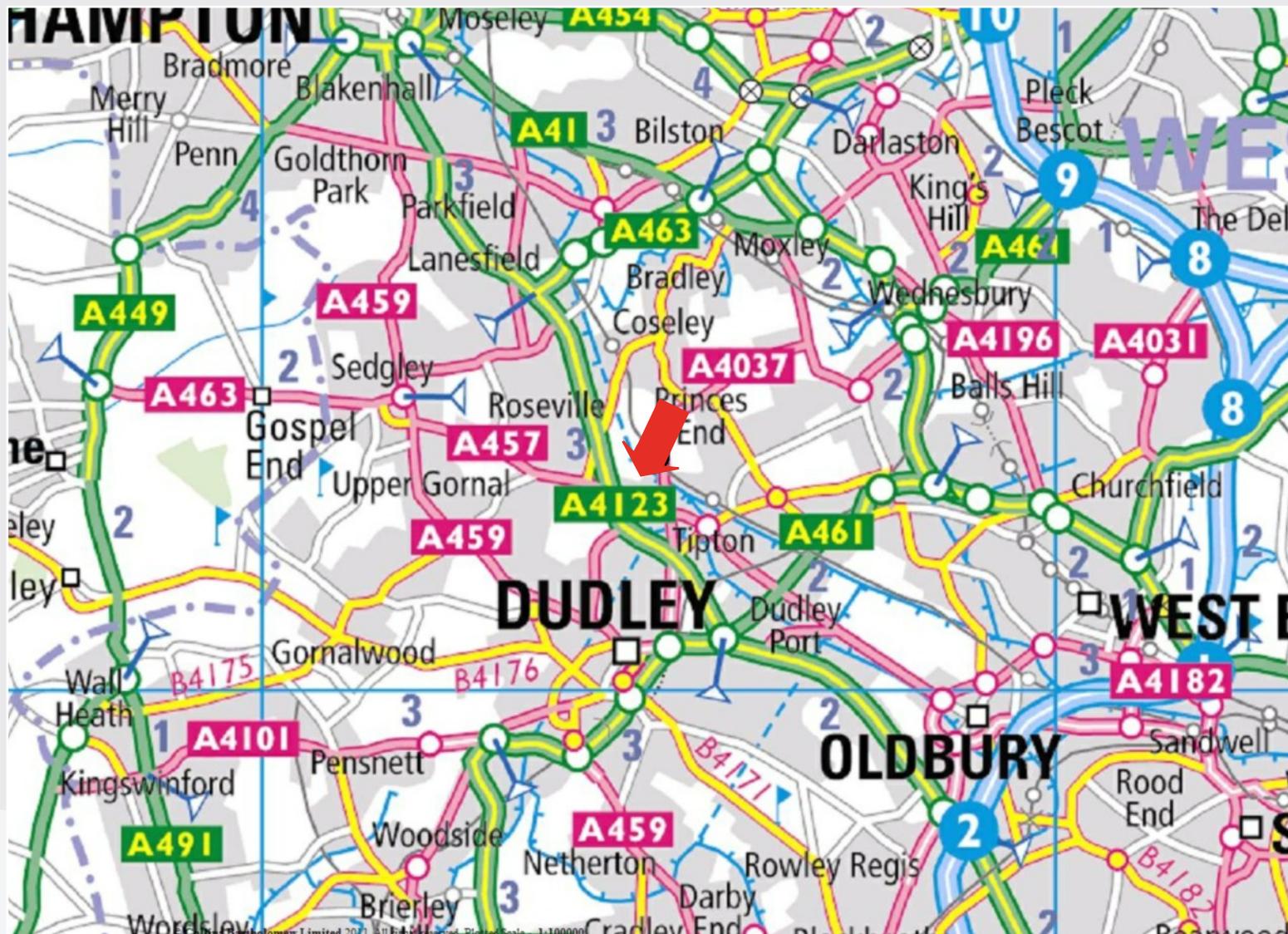
## Viewings

Strictly by prior arrangement with Fisher German or our joint agents Bulleys 0121 544 2121



Licence Number - 100022432 - Not to Scale

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## Approximate Travel Distances

### Locations

- Birmingham 14.7 miles
- Wolverhampton 5.7 miles
- M5 Junction 2 3.5 miles

### Sat Nav Post Code

- DY4 9AH

### Nearest station

- Tipton 0.8 miles

### Nearest Airports

- Birmingham Int 25.7 miles



**Please note:** Fisher German LLP and any Joint Agents give notice that: The particulars are produced in good faith and are set out as a general guide only and do not constitute or form any part of an offer or any contract. No person within Fisher German has any authority to make or give representation or warranty on any property.

