



VAUGHAN PARK

TIPTON | WEST MIDLANDS | DY4 7UJ

PHASE 1
Available for
immediate
occupation

QUALITY NEW INDUSTRIAL/WAREHOUSE UNITS TO LET

3 units remaining:
11,876 sq ft (1,103.3 sq m)
14,627 sq ft (1,358.9 sq m)
24,155 sq ft (2,244.1 sq m)

Phases 3 & 4 available on a Design & Build basis

www.vaughanpark.co.uk

VAUGHAN PARK

Vaughan Park is a 28 acre estate situated on the A457 Tipton Road within an established industrial location and benefitting from a skilled local workforce.

Junctions 1 and 2 of the M5 motorway are within 3 miles and 4.5 miles respectively, providing excellent access to the national motorway network.

Phase 1 is an exciting, new, extensively landscaped development which has recently been completed.

Three units remaining of 11,876 sq ft (1,103.3 sq m), 14,627 sq ft (1,358.9 sq m) and 24,155 sq ft (2,244.1 sq m) are immediately available whilst Design and Build opportunities are available elsewhere on the estate.

Once fully developed, Vaughan Park will provide approximately 400,000 sq ft (37,160 sq m) of high quality industrial/warehouse accommodation.

PLANNING

The units have detailed planning permission for B1 (Light Industry), B2 (General Industrial) and B8 (Storage and Distribution).



SPECIFICATION

The units incorporate a high specification including:

- Steel portal frame construction
- 8m clear internal height
- Uniformly distributed 50kN / m² floor loading
- 15% roof lights
- 1 door per 10,000 sq ft floor area. (width 3.54 m x 5.00 m high)
- 3 phase power supply
- Yard area plus car parking
- Separate parking
- Electric car charging points
- Landscaped Environment
- 24 hour on-site security, CCTV, gatehouse and barrier entry
- BREEAM Very good





WAREHOUSE / INDUSTRIAL

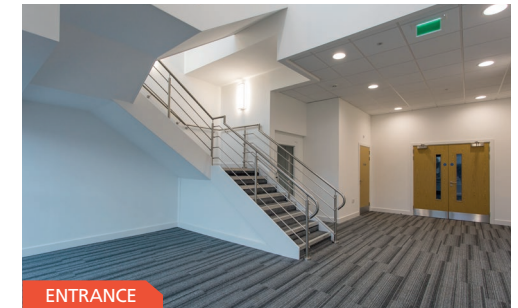
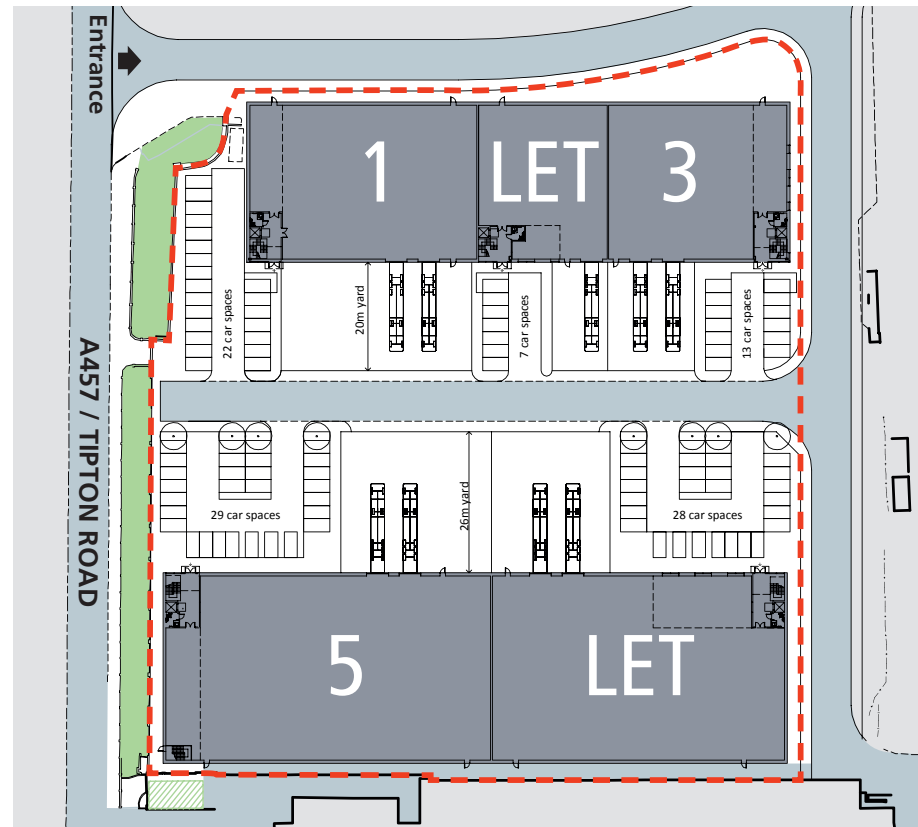


OFFICE

Unit	Level	Sq ft	Sq m
1	Ground	12,793	1,188.5
	First	1,834	170.4
	Total	14,627	1,358.9
2	<i>Let to Dolphin Lifts</i>		
3	Ground	10,042	932.9
	First	1,834	170.4
	Total	11,876	1,103.3
4	<i>Let to Viking Supply Net</i>		
5	Ground	21,904	2,034.9
	First	2,252	209.2
	Total	24,155	2,244.1

Measurements quoted on a GIA basis

Design and Build opportunities are also available elsewhere on Vaughan Park to provide bespoke units up to 85,000 sq ft (7,897 sq m).



ENTRANCE

TERMS/RENT/RATES

Further information available via the letting agents.

SERVICE CHARGE

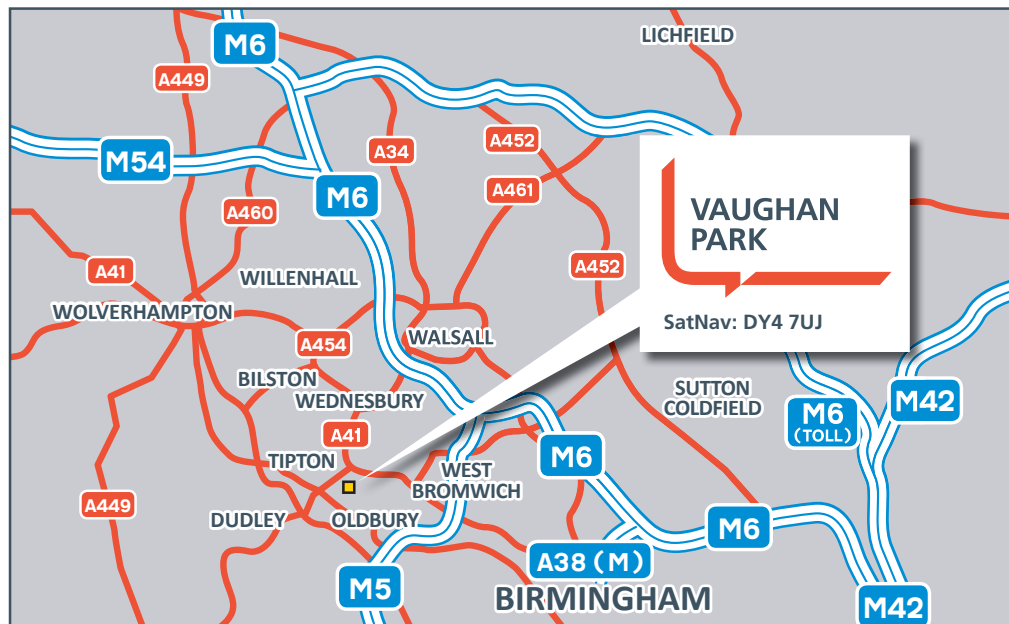
A service charge is levied to cover communal costs and services.

LEGAL COSTS

Each party to be responsible for their own legal costs.

ABOUT CEG

CEG is a privately owned business, specialising in investment and development throughout the UK. Their investment portfolio currently comprises more than 9 million sq ft of commercial accommodation.



www.vaughanpark.co.uk

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A development by:



VIEWING

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