



VAUGHAN PARK

TIPTON | WEST MIDLANDS | DY4 7UJ

PHASE 1
Available for
immediate
occupation

QUALITY NEW INDUSTRIAL/WAREHOUSE UNITS TO LET

8,398 - 46,297 sq ft
(780 - 4,301 sq m)

Prelets of Phases 3 & 4 available

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, providing excellent access to the national motorway network.

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

Units from 8,398 sq ft (780.2 sq m) up to 46,297 sq ft (4,301.1 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 B1c (Light Industry), B2c (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 50KW / 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
- Secure 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	Ground	7,245	673.1
	First	1,153	107.1
	Total	8,398	780.2
3	Ground	10,042	932.9
	First	1,834	170.4
	Total	11,876	1,103.3
4	Ground	19,708	1,830.9
	First	2,434	226.1
	Total	22,142	2,057.0
5	Ground	21,904	2,034.9
	First	2,252	209.2
	Total	24,155	2,244.1

Measurements quoted on a GIA basis

Units can be combined if required to suit particular size requirements. 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

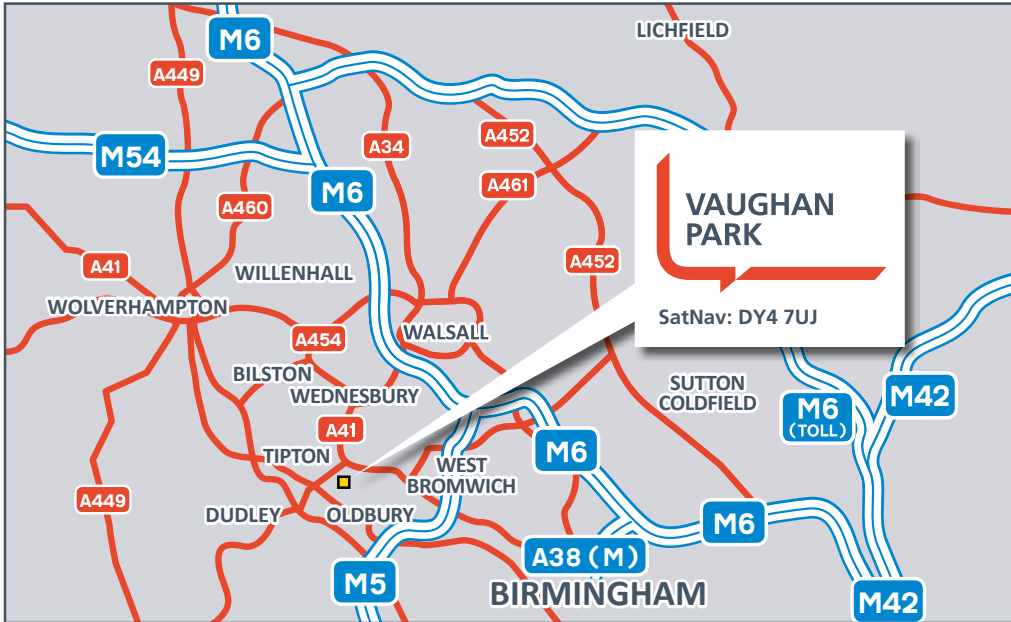
A service charge is levied to cover communal costs and services.

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 9m sq ft of commercial accommodation.



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A development by:



VIEWING

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