

# INDUSTRIAL WAREHOUSE UNIT

Unit 2, Bloomfield Park, Bloomfield Road, Tipton, West Midlands DY4 9AH

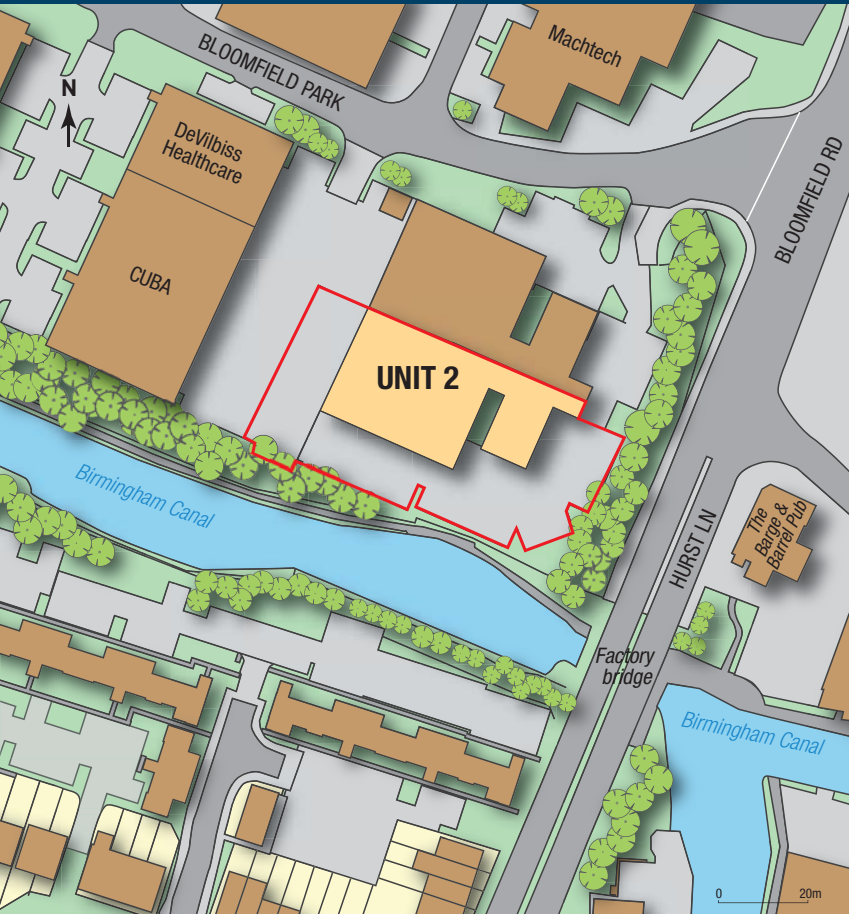
TO LET



- Warehouse and office accommodation extending to 10,528 sq ft (978.1 sq m)
- Warehouse with single storey office accommodation attached
- M5 (J2) approximately 3.5 miles. M6 (J10) approximately 6 miles
- Estate palisade fencing & 24 Hour CCTV



# UNIT 2 – BLOOMFIELD PARK



## Location

Bloomfield Park is located on the A4037 Bloomfield Road approximately 1.25 miles from the main dual carriageway A4123 (Birmingham New Road) linking Wolverhampton town centre to junction 2 of the M5 motorway approximately 3.5 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 external elevations with insulated profile roofing. The minimum clear working height approximately 5.7 metres. The roller shutter door access is approximately 4.5 metres wide by 5.6 metres high.

The unit has a single storey office attached. This benefits from gas fired central heating. There are separate toilets for the office and warehouse accommodation, as well as kitchen facilities.

## Accommodation

Gross internal areas approximately:

**10,528 sq ft (978.1 sq m)**

**Warehouse: 8,241 sq ft (765.6 sq m) approximately**

**Office: 2,287 sq ft (212.5 sq m) approximately**

## Outside

Approximately 35 car parking spaces

## Rent

Please contact the agents for quoting terms.

## Tenure

The premises are available by way of a new full repairing and insuring lease for a term by negotiation.

## Security

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





## Services

We are advised that mains water, drainage and electricity are connected or available.

Interested parties are advised to check this position with their advisors/contractors in respect of their proposed use.

## Service Charge

A service charge is levied to cover communal costs and services. Please contact the agents for further details.

## Rates

We are advised by the Valuation Office Agency website that the current assessment is as follows:

Rateable Value: £42,000.00

## VAT

All figures quoted do not include VAT which will be payable at the current prevailing rate.

## EPC

Energy Performance  
Rating:- C



## Travel times

Birmingham city centre	14.7 miles	28 mins
Wolverhampton city centre	5.7 miles	20 mins
Worcester city centre	30.2 miles	47 mins
Manchester city centre	80.7 miles	1 hr 49 mins
M5 J2	3.5 miles	14 mins
M6 J9	6.0 miles	15 mins
Birmingham Airport	25.7 miles	41 mins



Sat Nav: DY4 9AH



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For more information

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