

TO LET



INDUSTRIAL UNIT

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

- 10,653 SQ FT (989.68 M²)
- Separate Office Pod
- Rear Yard & Service Area
- M5 (J2) Approximately 3.5 Miles & M6 (J10) Approximately 6 Miles
- Estate Palisade Fencing & 24 Hour CCTV

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- Bloomfield Park is located on the A4037 Bloomfield Road approximately 1½ miles north of Dudley.
- Motorway access is provided at Junctions 1 or 2 of the M5 approximately 5 and 6 miles distant respectively.
- The estate provides an attractive, well landscaped and secure working environment.
- The unit is of steel frame construction with shutter door access and good working height.
- Externally the unit provides rear yard and service area with generous staff parking at the front.



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Location

Bloomfield Park is situated on the A4037 Bloomfield Road, approximately ¼ 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 new 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. Eaves height is approximately 7 metres (minimum clear working height approximately 5.7 metres). 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.

Accommodation

The property provides the following approximate gross internal floor areas:-

10, 653 sq ft (989.68 m²)

This includes the office pod measuring 2,287 sq ft (212.47 m²) gross internal area.

Rent

£56,000 per annum exclusive of VAT.

Outside

Rear service yard and parking adjacent to office.

Security

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

Lease

All units are available on a new full repairing and insuring lease for a term to be agreed.

Service Charge

A variable service charge is levied by the Landlord in respect of common areas, maintenance of the estate and estate security.

Insurance

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

Business Rates

Rateable Value: £47,250.00

Rates Payable: £23,483.25

2016/2017 Rates Payable 49.7p in the £.

Energy Performance Rating

An EPC will be ordered and provided on receipt.

Legal Costs

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

Fixtures & Fittings

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

VAT

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

Viewing

Strictly by prior arrangement with the Joint Agents.

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Duncan Bedhall

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Nicky Cotterill

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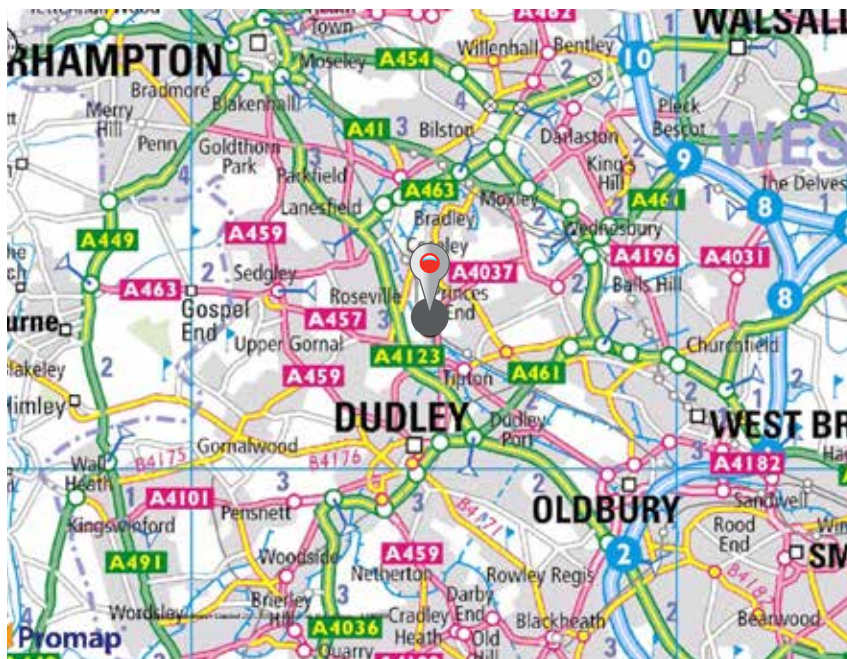
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**Angela Holland or Max Shelley
Bulleys**

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