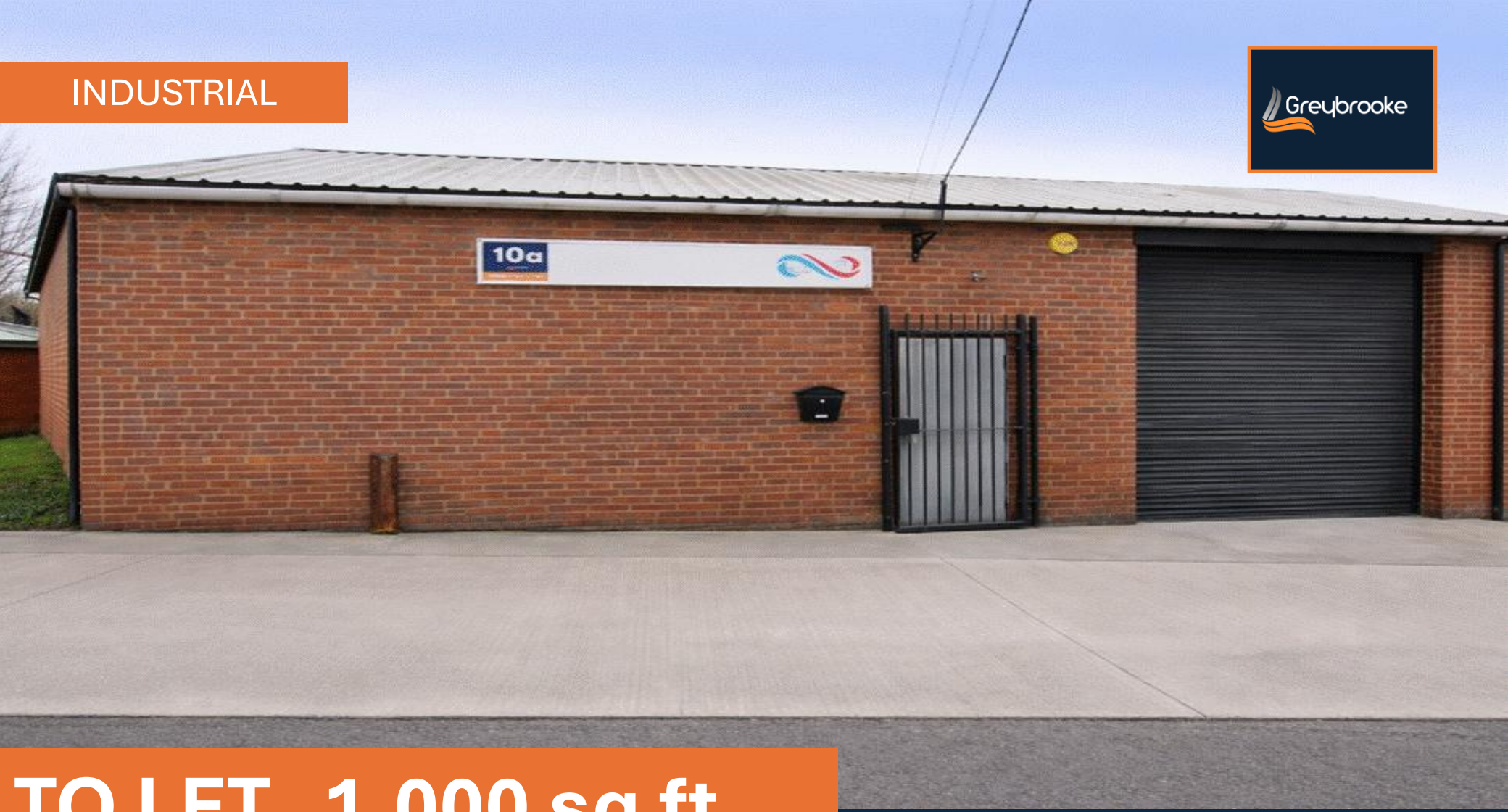
INDUSTRIAL



TO LET 1,000 sq ft

Secure Gated Estate | Close to J1 M5/M6 | Newly Refurbished

Unit 10a, Robins Business Park, Great Bridge, Tipton, DY4 7BS

PROPERTYLINK
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0121 200 3344

Unit 10a, Robins Business Park, Tipton

A well-presented steel portal-frame unit with an exposed brick exterior and anthracite finished shutter and gate. The property is fronted by a substantial yard suitable for HGV access and loading, together with ample on-site parking. The secure estate is fenced and gated with 24/7 access. Internally the unit provides excellent natural daylight, internal office space, W/C facilities and an approximate 5.0m eaves height — a practical, turnkey solution for trade, light industrial or distribution occupiers.

Key Features

Steel portal-frame construction

Large Roller Shutter Entrance

Ample on-site parking for staff and visitors

Secure, fenced estate with gated 24/7 access

Approx. 5.0m internal eaves height — suitable for racking or light manufacturing

Excellent natural daylight throughout the unit

W/C facilities included

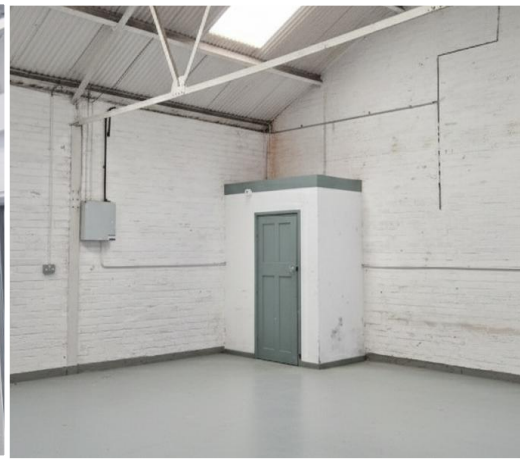
Internal Office Space included













Unit 10a, Robins Business Park, Tipton

Location
Robins Business Park occupies a prominent position on Bagnall Street, Tipton, approximately 11 miles east of Birmingham city centre and 8 miles west of Wolverhampton. The estate is c.1.5 miles from J1 of the M5 and c.3 miles from J9 of the M6, with direct access to the A41 (Great Western Way) and the Black Country New Road for rapid regional distribution.

Planning
We understand the properties benefit from uses falling within Classes B1, B2 and B8. Interested parties should satisfy themselves and make their own enquiries with the local planning authority.

Services
The property is served by a three-phase electrical connection and a mains water feed. There is no gas connection.

VAT & Business Rates
VAT will **not** be charged on the rent. Prospective occupiers should make their own enquiries regarding business rates with the local billing authority. It is understood the premises **may** qualify for Small Business Rates Relief — interested parties should confirm eligibility and any entitlement directly with the billing authority.

Communal Area Charge
A contribution is payable towards the maintenance and management of the estate's communal areas. Full details of the current charge and the services covered are available on request.

Price & Availability
£875 PCM

All enquiries to:

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Greybrooke

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The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is provided for general guidance only. Prospective tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Property Link Midlands nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. Reference to any mechanical or electronic equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to their state, condition or fitness for purpose, and prospective purchasers or tenants should satisfy themselves accordingly.
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