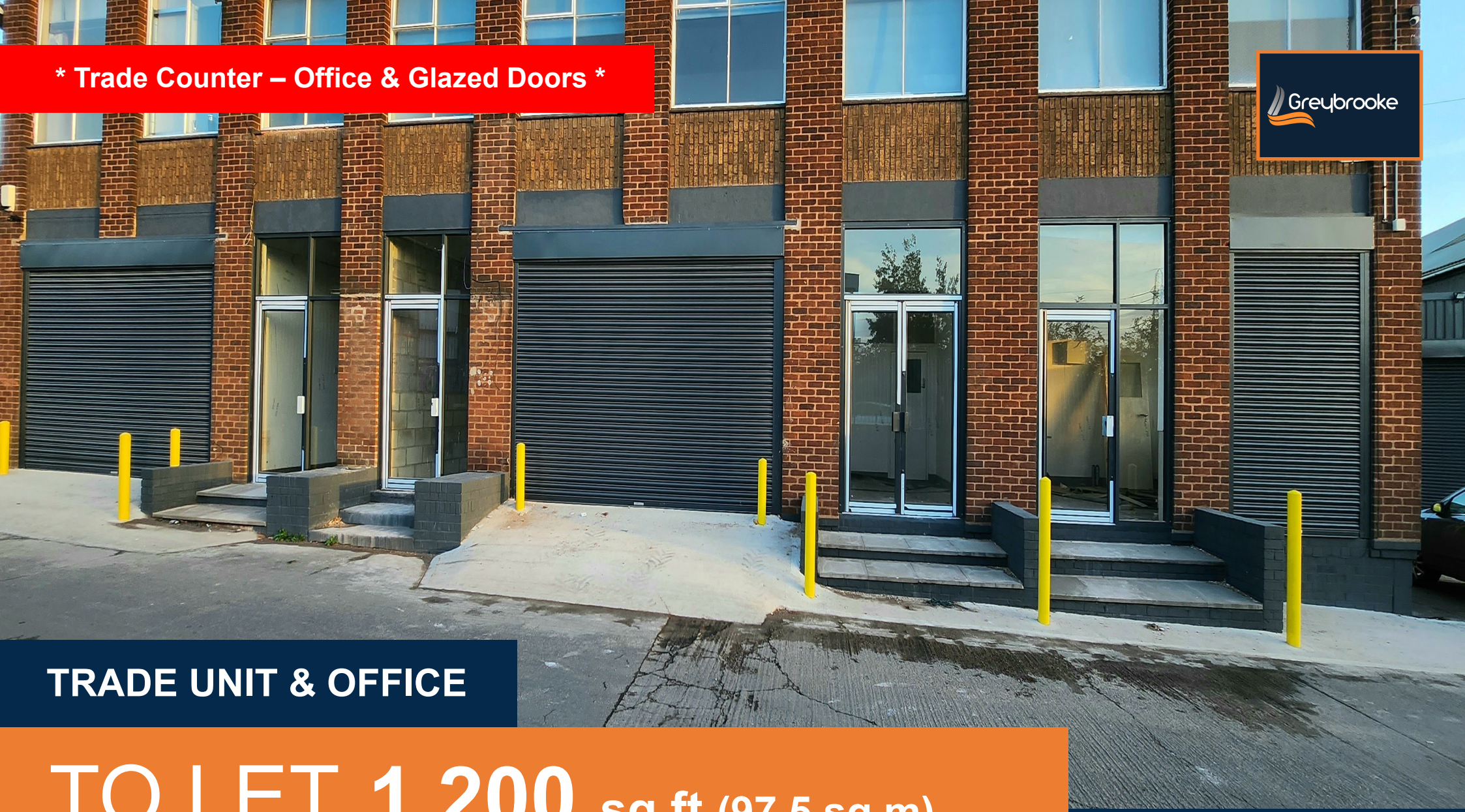


*** Trade Counter – Office & Glazed Doors ***

Greybrooke

TRADE UNIT & OFFICE

TO LET 1,200 sq.ft (97.5 sq.m)

Unit A1, Robins Business Park, Great Bridge, Tipton, DY4 7BS

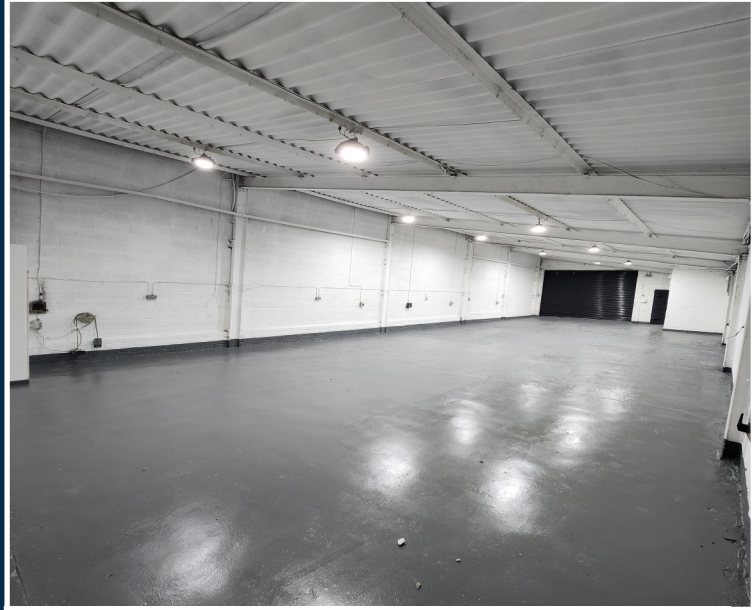
Secure Gated Estate | Close to J1 M5 / J9 M6 | Road Fronted Trade Unit With Office

PROPERTYLINK MIDLANDS
0121 200 3344
propertylink.co.uk

KEY POINTS

- GLAZED FRONTAGE
- LOADING YARD
- NEW LED LIGHTING
- ROAD FRONTAGE
- NEWLY REFURBISHED
- OFFICE / TRADE COUNTER
- M5 J1, M6 J9/10, A41
- FREE BUSINESS RATES

Robins Business Park, Bagnall St











LOCATION

Robins Business Park is situated on Bagnall Street, Tipton, approximately eleven miles east of Birmingham City Centre and eight miles west of Wolverhampton & 1.5 miles from J1 M5 and approx. 3 miles from J9 M6. The property is situated in an established industrial / employment area just off the A41, the Great Western Way and the Black Country New Road, which connects with the M5 and the M6.

DESCRIPTION

Situated within the established Robins Business Park. The building is of a steel frame construction with new anthracite steel shutter and brick elevations. The unit is fronted by a large yard area suitable for HGV access and loading as well as ample on site parking. The unit is ideal for a trade counter frontage or storage and distribution online with ancillary office. There is a large electric goods door and adjoining glazed aluminum entrance door. The estate is well presented, securely fenced and gated. Internally, the unit benefits from an open plan fully decorated area with new electrics and LED lighting throughout, ample natural light with rear double glazed windows throughout and W/C facility. The premises also benefit from an electricity supply. 24/7 secure gated access.

PLANNING

We understand that the properties have B1, B2, B8 uses, however, we advise all interested parties to make their own enquiries with the relevant local authority.

SERVICES

We understand that the property benefits from an electrical connection and a water feed. There is no Gas.

VAT / BUSINESS RATES

VAT will NOT be levied to the rental. All interested parties with regards business rates are advised to make their own enquires to the local authority. It is our understanding that the premises are eligible for free small business rates STC

COMMUNAL AREA CHARGE

A contribution is payable in respect of maintenance and management of estate communal areas.

PRICE / AVAILABILITY

Price on application. The Property is available immediately, subject to contract.

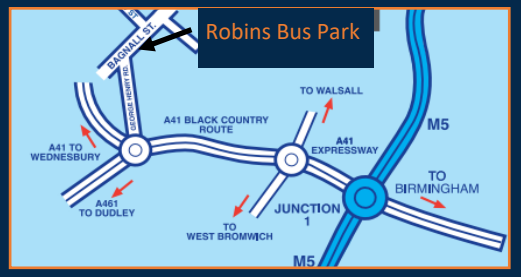
Robins Business Park | Bagnall St | Tipton | DY4 7BS

All enquiries to:

PROPERTYLINK MIDLANDS
0121 200 3344
propertylink.co.uk

In association with:

Greybrooke



info@propertylink.co.uk

Misrepresentation Act.

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