

FOR SALE
TIPTON
5-8 Vaughan Trading Estate
Sedgley Road East
Tipton DY4 7UJ
188,541 sq ft on 10.38 acres

Of interest to Occupiers, Developers and Investors
Potential Employment Development Land (Subject to Planning)

CUSHMAN & WAKEFIELD

SITE: 5-8 Vaughan Trading Estate Sedgley Road East Tipton DY4 7UJ

Description

The site is broadly rectangular in shape with yard and car parking to the front and yard to the rear. Currently used for manufacturing purposes.

The building benefits from lighting, sprinklers and multiple loading doors.

The accommodation on site extends to:

Description	Area (sq ft)	Area (sq m)
Warehouse & Workshop Areas	179,899	16,713
Ground & First Floor Offices	8,642	802.82
TOTAL APPROX GIA	188,541	17,515.82
Mezzanine	516	47.91
Site area	10 acres	4.04ha







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The site is located approximately at the junction of Sedgley Road East and Dudley Port Road, 1.5 miles to the northeast of Dudley Town Centre and approximately 1 mile from Tipton Town Centre. The property is accessed through the Vaughan Trading Estate, via the A457 Tipton Road and Sedgley Road East, leading onto local estate access roads.

The local economy is characterised by an established manufacturing and logistics sector, which provides competitive occupational costs and access to a large labour pool.

Connectivity

Strategically located in the heart of the Black Country, Tipton provides access to the Birmingham motorway network, local airports and key markets. Logistics operators can access a large proportion of the UK population within 4 hours HGV drive time, allowing for rapid distribution.



Road	Distance (miles)
J2 M5	2.5
J9 M6	5
J1 M5	5

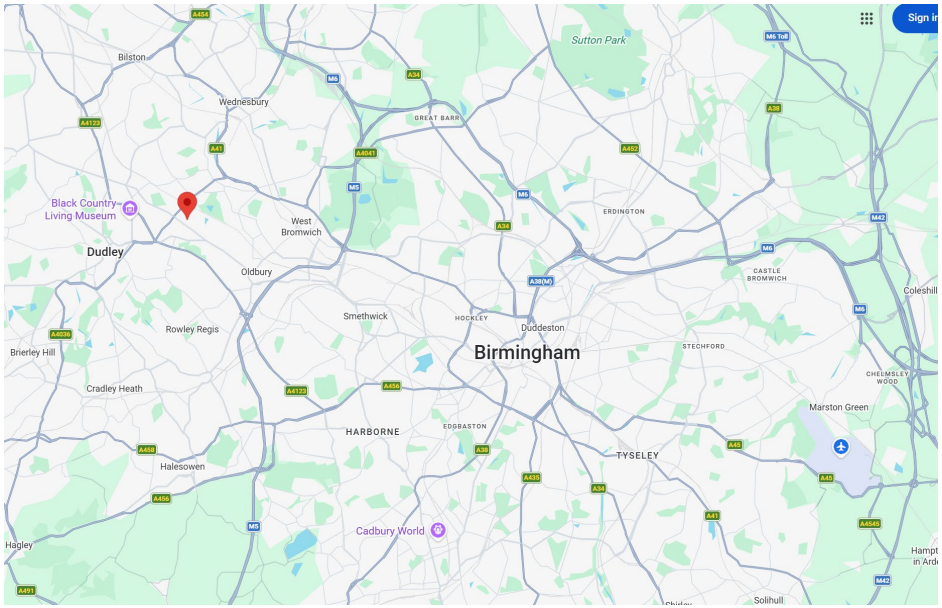
Rail	Distance (miles)
Dudley Port	1
Sandwell & Dudley	2.2
Wolverhampton	7
Birmingham New Street	9.3
Birmingham Moor Street	10.9

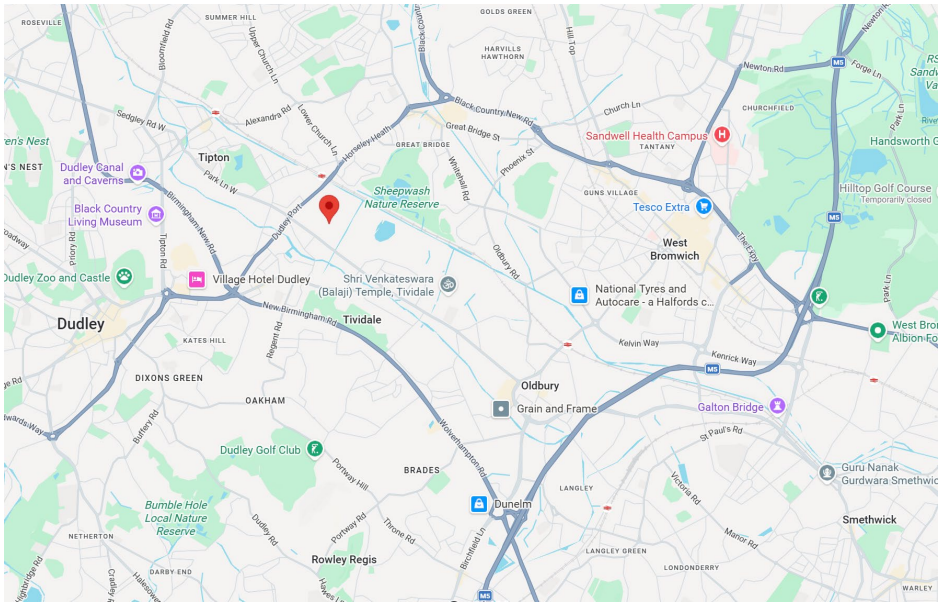
Airports	Distance (miles)
London Heathrow	119
Birmingham	25
East Midlands	50
Manchester	73
Liverpool	89

Ports	Distance (miles)
Port of Liverpool	100
Southampton Port	148
London Gateway	154
Felixstowe	175

Rail freight terminals	Distance (miles)
Round Oak Rail Terminal	5.5
Bescot Freight Yard	6.8
West Midlands Interchange	14.5
Birmingham Intermodal Freight Terminal	23.5
Hams Hall	24

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Labour

Tipton sits within Sandwell Metropolitan Authority. Approximately 3 million people live within a 20 mile radius of the Tipton area. There are over 550,000 working age residents located within a 30 minute commute of the estate, giving the opportunity to be near a deep pool of local applicants.

Metric	Tipton	West Midlands / Sandwell Benchmark	UK / England	Commentary
Population	44,125	6.0m+ (West Midlands)	57m+	Tipton population grew by 13.8% between 2011 and 2021.
Economically Active	58.7%	58.3% (Sandwell)	N/A	Broadly in line with local benchmark.
Full-time Employment	33.0%	32.5% (Sandwell)	N/A	Slightly above Sandwell average.
Employment Rate	63.2%	N/A	Higher nationally	Below typical UK levels.
Unemployment Rate	5.3%	Higher than UK average	Typically 3–4%	Above national average.
Claimant Rate	4.0%	N/A	Lower nationally	Indicates labour market slack.
Population Growth 2011-2021	13.8%	11.0% (Sandwell)	~6–7% nationally	Stronger growth than local and national averages.

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Metric	Tipton	West Midlands	UK	Tipton vs UK
Average full-time annual earnings (indicative)	£34,000-£36,000	£37,048	£39,039	8-13% lower
Average full-time weekly earnings (indicative)	£650-£700	£731	£767	9-15% lower
Average warehouse operative salary	£24,000-£26,000	c.£26,000-£28,000	£27,500+	5-10% lower
Warehouse operative hourly rate	£12-£13	£13-£14	£14+	7-15% lower
Manufacturing operative hourly rate	£13-£15	£14-£16	£15-£17	5-15% lower
CNC programmer / skilled engineer	£16-£18/hr.	£17-£20/hr.	£18-£22/hr.	5-15% lower
HGV Class 1 Driver	£16-£19/hr.	£17-£20/hr.	£18-£21/hr.	5-10% lower

Source benchmarks from ASHE 2025 and local labour market salary data. Tipton figures are indicative market rates for industrial and logistics occupiers rather than official ONS local authority earnings estimates.

Labour

- Tipton benefits from labour costs that are typically below both West Midlands and UK averages.
- Warehouse and manufacturing occupiers can generally access labour at a 5-15% discount to national averages.
- The Black Country offers one of the UK's largest industrial labour pools, supporting manufacturing and logistics operations.

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PLANNING

The subject property's most recent use has been manufacturing and warehousing. The property sits within the Vaughan Trading Estate Strategic Employment Area. Interested parties should make their own enquiries of Sandwell Metropolitan Council to confirm the appropriateness of their proposed use in planning terms.

TENURE

Freehold. Title number MM27061.

METHOD OF DISPOSAL

Offers are invited for the freehold interests.

PRICE

Offers are invited for the freehold interest.

VAT

The premises have been elected for VAT, which will be charged at the prevailing rate.

LEGAL COSTS

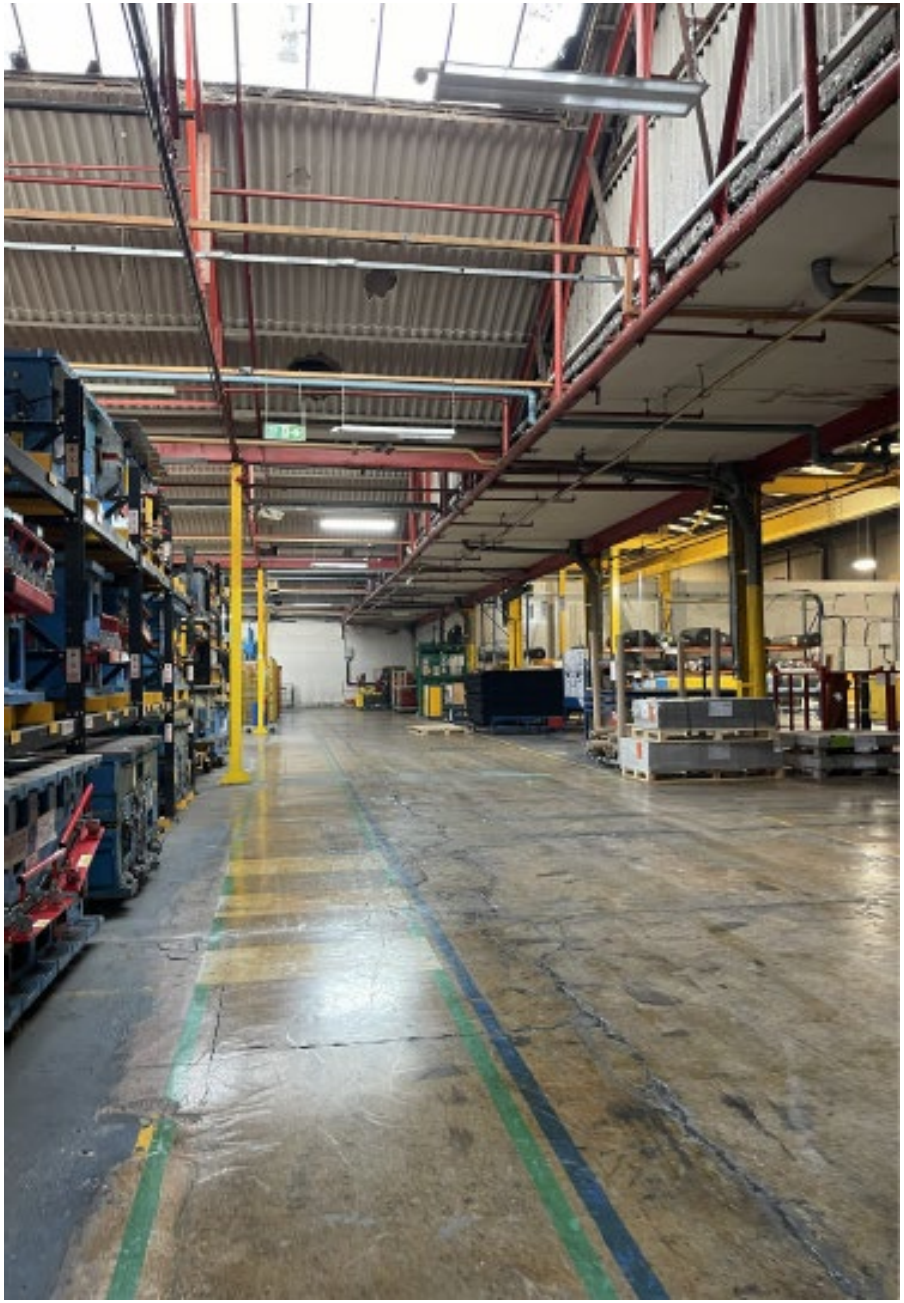
Each party to bear their own costs incurred in the transaction.

ANTI MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of ID and confirmation of the source of funding will be required.

Property Photos







CUSHMAN & WAKEFIELD

VIEWINGS

The site is open and can be walked by interested parties.

For further information please contact:

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