



hexagon<sup>TM</sup>  
commercial property



- THREE PHASE ELECTRIC, MAINS GAS AND WATER SUPPLY
- 24 HOUR ACCESS
- AMPLE PARKING / CIRCULATION SPACE
- PROMINENT ROADSIDE LOCATION

## INDUSTRIAL

3,702 Sq Ft (343 Sq M)

£28,000 plus VAT per annum

Unit 12 Navigation Point, Tipton, DY4 0PU

# TO LET



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## Description

Navigation Point is a modern development providing a total of 51,305 sq ft of high quality industrial / trade counter style units. Arranged in 3 blocks, there are 16 units ranging in size from 1,431 sq ft up to 9,578 sq ft. The units are constructed of steel portal frame with profile metal composite clad elevations and roofs, with glazing to part of the frontages. Externally the site is surrounded by steel fencing to part and a gated entrance from Golds Hill Way. The estate also benefits from CCTV coverage.

## Location

Navigation Point is strategically located adjacent to the A41 (dual carriageway) in the heart of the Black Country in an established business park location. There are excellent road links to the regional and national motorway network - J1 of the M5 and J9 of the M6 are within 3 miles. The estate is situated 6.5 miles from Wolverhampton City Centre and 8 miles from Birmingham City Centre, with Dudley Port Station 1.5 miles in distance.

## Accommodation

Unit 12 - 3,702 Sq Ft (343 Sq M)

## Rates

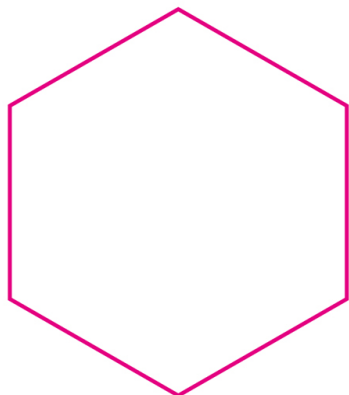
Rateable Value - £17,250

Rates Payable - £8,607 approx.

## Terms

The unit is to be let by way of new lease on terms to be agreed.





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