

**LINK
FORTY
ONE**

Whitehall Road, Tipton, Dudley, DY4 7JU

TO LET

SECURE OPEN STORAGE LAND

REMAINING PLOTS
1.25 - 3.05 acres

IDEAL FOR HGV PARKING, TRAILER PARK,
OPEN STORAGE AND
CONTAINER STORAGE

*SUBJECT TO PLANNING

Strategic location close to the
Black Country Spine Road (A41)
M5 and M6 easily accessible



FI REAL ESTATE
MANAGEMENT

0845 500 61 61
www.fi-rem.com

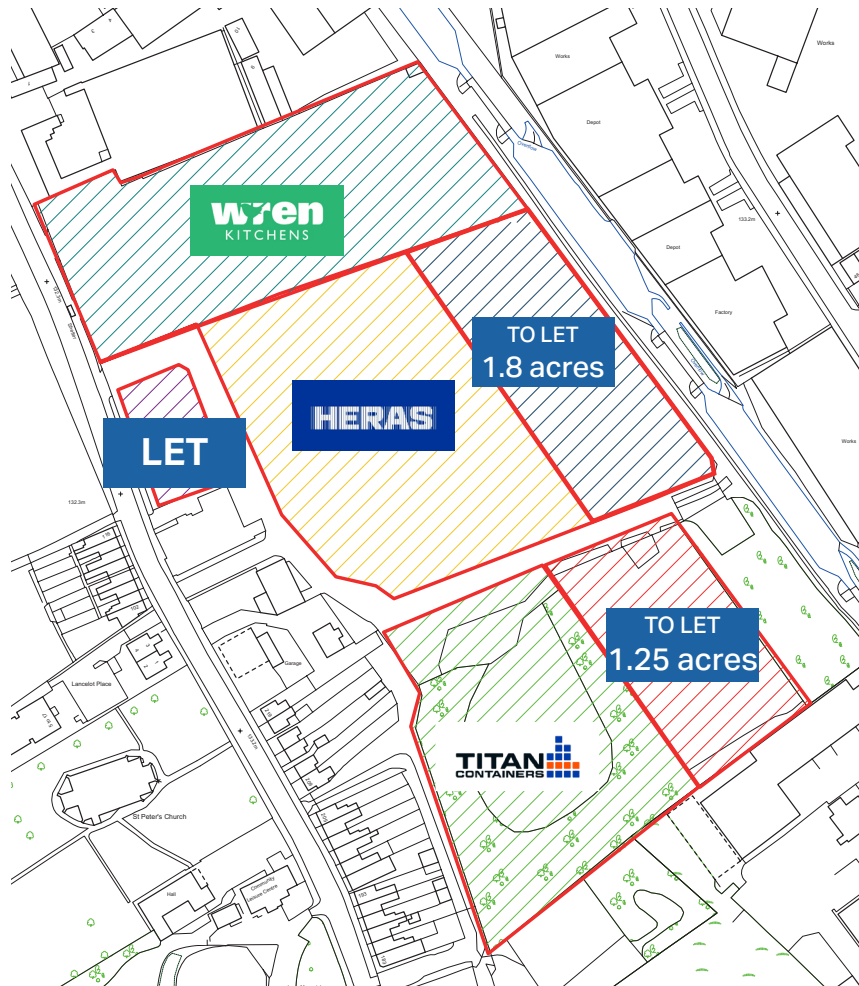
enquiries@fi-rem.com



DESCRIPTION

The site extends to approximately 12.5 acres (5.03 Ha) and is made up of predominantly hardstanding with an area of open ground.

The last remaining plots available measure 1.25 acres and 1.8 acres and can be combined if desired. Please see below indicative layout plan of the site. Plots can be altered to suit individual requirements.



LOCATION

Link 41 is strategically located in the heart of the Black Country approximately 1.5 miles west of West Bromwich town centre and 3 miles to the northeast of Dudley.

The site is accessed via Whitehall Road (B4166) and is a short distance from the Black Country Spine Road (A41) which provides easy access to the M5 motorway at Junction 1 within approximately 3 miles and to the M6 within 4 miles.

The immediate vicinity is mixed-use in nature comprising both established industrial uses as well as housing and the local retail amenities of Great Bridge. Nearby occupiers include ATS Euromaster, Royal Mail, Toolstation and Speedy Hire.





USE

We understand that the site was previously used for production and storage but further enquiries should be directed to Sandwell Council.

SERVICES

We understand that all mains services are available to the site. Information available on request.

BUSINESS RATES

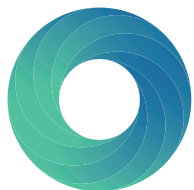
We advise that any prospective tenant should check the Rateable Value with the Valuation Office Agency or Sandwell Council.

VAT

Any VAT associated with this transaction is the responsibility of the purchaser.

COSTS

Each party will be responsible for their own legal and professional costs incurred.



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ALL ENQUIRIES



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