



Unit 1, Whitehall Industrial Park, Whitehall Road, Tipton DY4 7JR

TO LET
OFFICES

Size
1,914 sq ft (178 sq m)

Rent
£18,000 per annum exclusive

Former Day Nursery

Communal car parking to the front

New lease available

Location

The property is located on the Whitehall Industrial Park, Whitehall Road, Tipton. Great Bridge Town Centre is within a quarter of a mile. The Motorway Network is accessible via Junctions 1 and 2 M5 at West Bromwich and Oldbury as well as Junction 9 of the M6 at Wednesbury. All three Motorway Junctions are located within 3-4 miles approx. of the Estate.

Description

The detached two storey building comprise a range of private and open plan rooms with suspended ceilings and UPVC windows. Toilets and a kitchen are included. A small private external play area is located to the side of the building.

Accommodation (Gross Internal Area) approx.

1,914 sq.ft (177.91 sq.m)

Services

All mains services are connected. A gas fired boiler is included which feeds panel radiators to both floors.

The electricity is purchased direct from the estate.

Rating Assessment

Rateable Value: £9,900

U.B.R. 51.2p in the £(2023/24)

Lease Terms

Available with the benefit of a new lease on a full repairing and insuring basis for a term to be agreed. The lease will be excluded from the Security of Tenure provisions of the 1954 Landlord & Tenant Act.

The lease will incorporate a service charge provision to cover monitored C.C.T.V. and the repair/maintenance of all common areas etc.

Rent

£18,000 per annum exclusive.

V.A.T.

V.A.T. will be levied on the rent etc.

Energy Performance Certificate

EPC - To follow.

Fixtures and Fittings

All usual tenants fixtures and fittings and those not mentioned in these particulars are expressly excluded from the letting.

Legal Costs

Each party to bear their own.

Viewing

Strictly via the Sole Agents Sellers Chartered Surveyors 01384 456789.

Matthew Pearcey - 07764 269803

matthewpearcey@sellers-surveyors.co.uk

Additional Images



Location Map

