

VAUGHAN 103

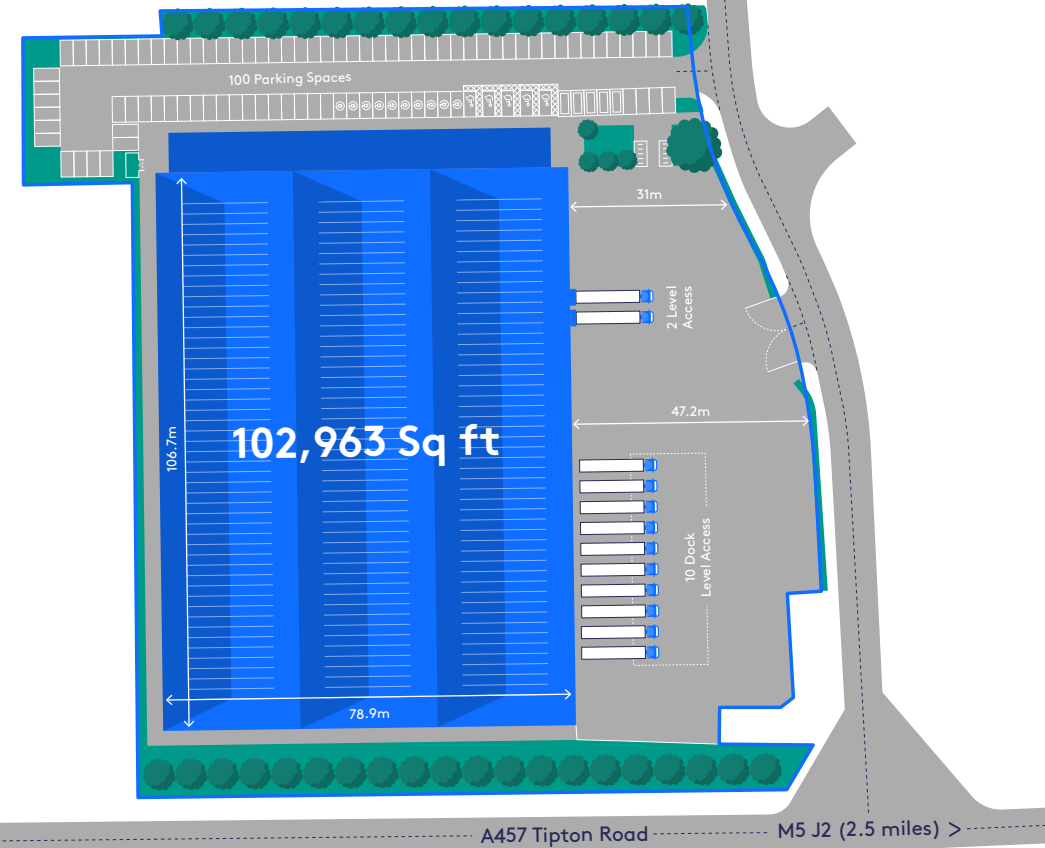
Vaughan Park, Tipton, DY4 7UJ, Junction 2 M5

Brand New Industrial Warehouse Unit

102,963 sq ft To Let
Available Now

vaughan-park.co.uk

STATE-OF-THE-ART 102,963 SQ FT INDUSTRIAL/WAREHOUSE LOCATED IN CLOSE PROXIMITY TO JUNCTION 2 M5

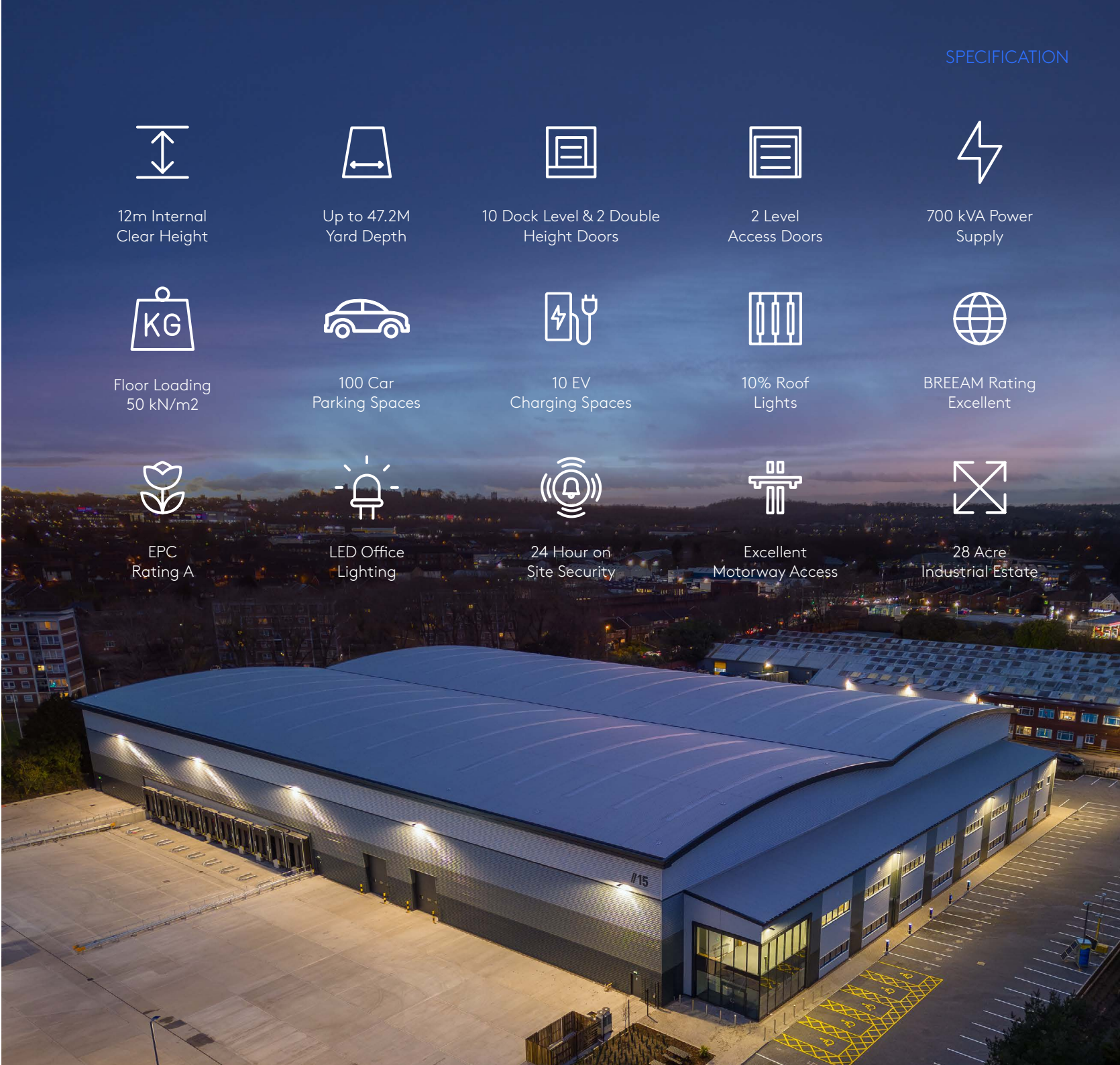


V103	Sq ft	Sq m
Warehouse	95,707.57	8,891.53
Ground Floor Office	1,076.64	100.02
First Floor Office	6,179.31	574.08
Total	102,963.52	9,565.63

VAUGHAN 103: CUTTING-EDGE INDUSTRIAL /WAREHOUSE PROVIDING IMPRESSIVE HIGH SPECIFICATION

Vaughan 103 comprises a 102,963 sq ft (9,566 sq m) new industrial/warehouse unit of steel portal frame construction. The unit has been constructed to an excellent specification, including a large secure yard, 10 dock level loading doors, modern office accommodation and a minimum eaves height of 12m.

LOCAL OCCUPIERS



12m Internal Clear Height



Up to 47.2M Yard Depth



10 Dock Level & 2 Double Height Doors



2 Level Access Doors



700 kVA Power Supply



Floor Loading 50 kN/m²



100 Car Parking Spaces



10 EV Charging Spaces



10% Roof Lights



BREEAM Rating Excellent



EPC Rating A



LED Office Lighting



24 Hour on Site Security



Excellent Motorway Access



28 Acre Industrial Estate

V103

Vaughan Park occupies a key strategic West Midlands location, providing excellent accessibility to the motorway network and major destinations of Birmingham, Walsall, Wolverhampton, Tipton, Oldbury and Dudley.

Junctions 1 and 2 of the M5, motorway are approx 2.5 and 4 miles respectively from the property, providing excellent access to the national motorway network, via the M6, M6 Toll, M42 and M54.

Median full time weekly wage for Black Country residents is the lowest of any LEP.



3 Million People

Approx, Live within a 20 mile radius

Manufacturing in the heart of the UK



Over 550,000 People

of working age within a drivetime of 30 minutes



Road	Distance (miles)
M5 J2	2.5
A4123	2.5
M54	9.9
M6 J2	9.9
M6 J8	11.1
M42	14.3
M6 Toll	17.7

Lease Terms

Available on request.

Rateable Value

Available on request.

LOCATION, DEMOGRAPHICS & CONTACTS



Rail	Time (minutes)
Tipton	6
Birmingham New Street	20
Birmingham Moor Street	24

Air	Time (minutes)
Birmingham	35
Manchester	1hr 20
Liverpool	1h 40

Further Information

For further information contact below.

KENNEDY WILSON

TUNGSTEN PROPERTIES

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