

VAUGHAN 153

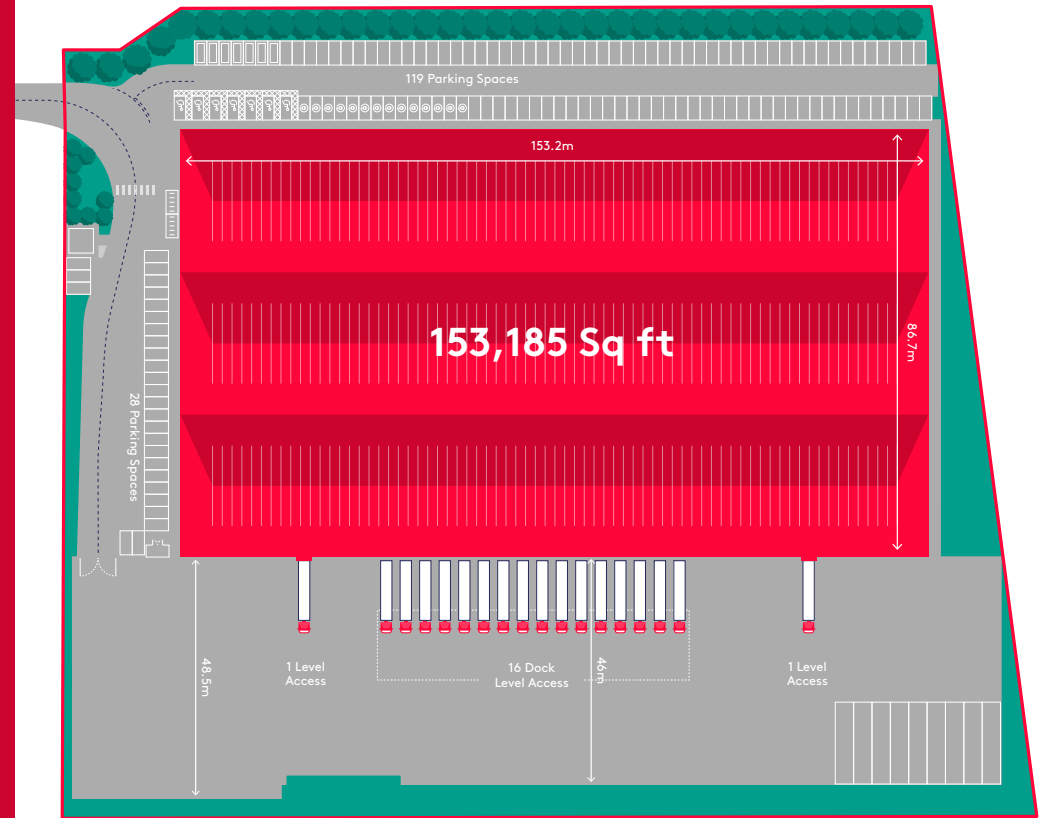
Vaughan Park, Tipton, DY4 7UJ, Junction 2 M5

Brand New Industrial Warehouse Unit

153,185 sq ft To Let
Available Now

vaughan-park.co.uk

GRADE A - 153,185 SQ FT INDUSTRIAL /WAREHOUSE UNVEILED IN THE HEART OF THE WEST MIDLANDS



V153	Sq ft	Sq m
Warehouse	141,897.94	13,182.76
Ground Floor Office	1,201.19	111.59
First Floor Office	5,043.12	468.52
Second Floor Office	5,043.12	468.52
Total	153,185.38	14,231.40

**VAUGHAN 153:
CUTTING-EDGE
INDUSTRIAL
/WAREHOUSE
PROVIDING IMPRESSIVE
HIGH SPECIFICATION**

Vaughan 153 comprises a 153,185 sq ft (14,231 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, 16 dock level loading doors, modern office accommodation and a minimum eaves height of 15m.

LOCAL OCCUPIERS



15m Internal Clear Height



Up to 48.5M Yard Depth



16 Dock Level & 2 Double Height Doors



2 Level Access Doors



800 kVA Power Supply



Floor Loading 50 kN/m²



147 Car Parking Spaces



14 EV Charging Spaces



10% Roof Lights



BREEAM Rating Excellent



EPC Rating A



LED Office Lighting



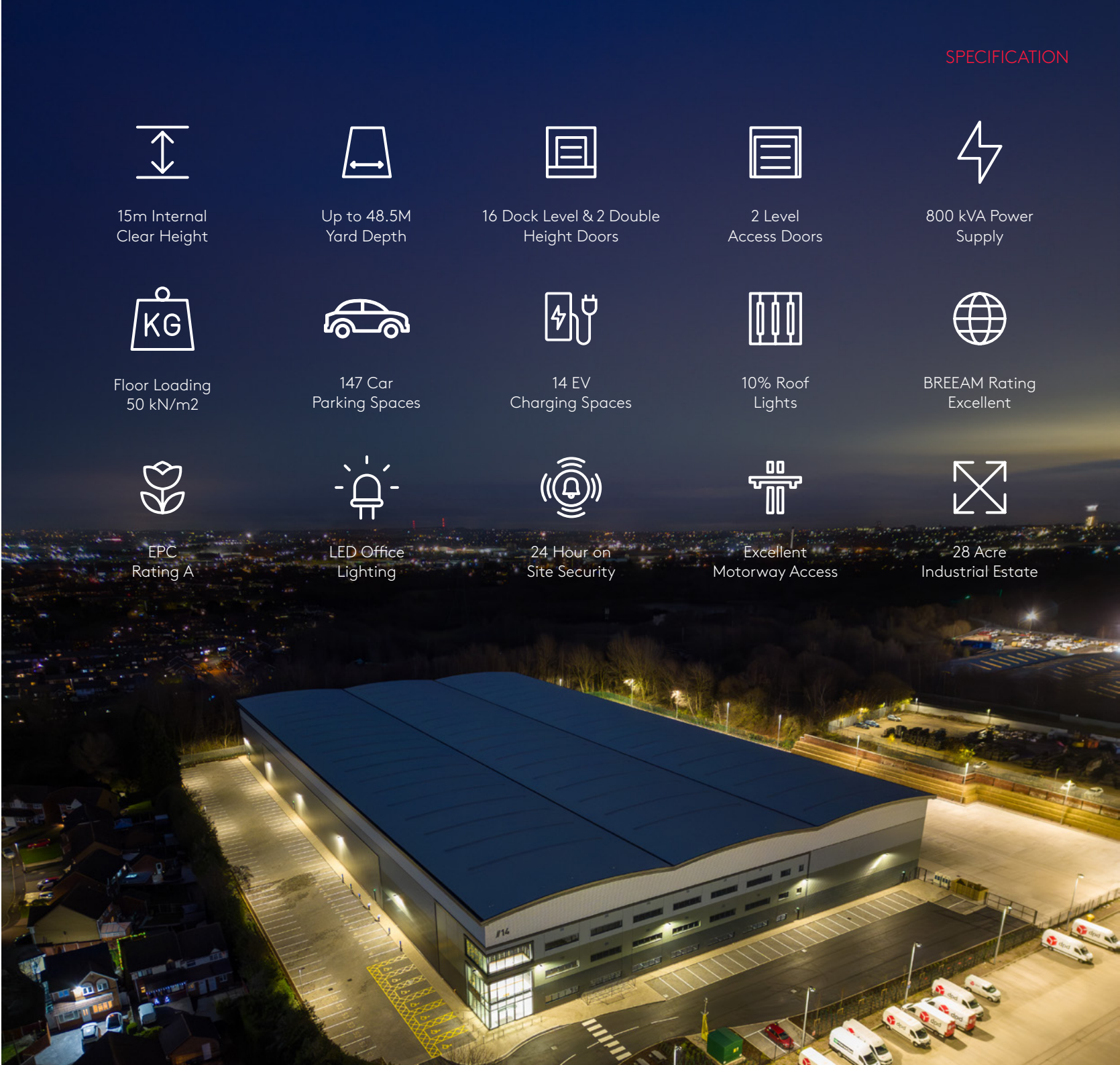
24 Hour on Site Security



Excellent Motorway Access



28 Acre Industrial Estate



V153

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

LOCATION, DEMOGRAPHICS & CONTACTS



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

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

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

Lease Terms
Available on request.

Rateable Value
Available on request.

Further Information
For further information contact below.

KENNEDY WILSON

TUNGSTEN PROPERTIES

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