# VAUGHAN 153

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

Brand New Industrial Warehouse Unit

dpd

153,185 sq ft To Let Available Now

vaughan-park.co.uk

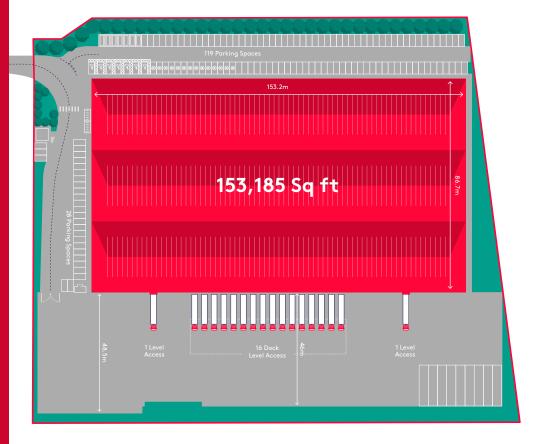


### GRADE A - 153,185 SQ FT INDUSTRIAL /WAREHOUSE UNVEILED IN THE HEART OF THE WEST MIDLANDS











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

#### V153

#### **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











RAMFOAM<sup>™</sup> care



15m Internal Clear Height



Floor Loading 50 kN/m2

FPC

Rating A

147 Car Parking Spaces

LED Office

Lighting

Up to 48.5M

Yard Depth



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16 Dock Level & 2 Double

Height Doors

24 Hour on Site Security

Excellent Motorway Access

28 Acre Industrial Estate

 $\mathbf{N}$ 



Lights

 $\square$ 

2 Level

Access Doors

BREEAM Rating Excellent

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#### 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.

£479£533£556Black<br/>CountryGreater<br/>Birmingham<br/>and SolihullCoventry and<br/>Warwickshire



**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)
<b>Air</b> Birmingham	Time (minutes)

#### **Further Information**

For further information contact below.

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