

# QUALTRONYC

BUSINESS PARK

HIGH STREET  
PRINCES END, TIPTON  
WEST MIDLANDS, DY4 9HG



# TO LET

A mixture of industrial, office buildings and open storage land  
1,022 sq.ft. to 101,672 sq.ft.





## LOCATION:

The premises are situated to the northern side of High Street, Princes End in Tipton and is approximately 2 miles from the Black Country Route (A463) which provides access to the surrounding Black Country area and Junction 9 of the M6 Motorway being approximately 5 miles to the east.

## DESCRIPTION:

Qualtronic Business Park is an established estate comprising a mixture of industrial and office buildings. The Business Park is accessed via a 24 hour manned security gate to the front of the site and benefits from CCTV throughout the site.

### UNITS 11 & 12

- Eaves height of 11.5 metres.
- 10 ton craneage within warehouse.
- 3 ground level access doors.
- Office space within comprising of private and open plan offices with kitchenette.
- Adjacent yard area available by way of separate negotiation.
- Reclad elevations.

### UNITS 3 & 4

- Eaves height of 9 metres.
- 10 ton craneage within unit.
- 1 ground level access door with potential for additional ground level or dock loading doors.
- Adjacent yard area available by way of separate negotiation.
- To benefit from a new roof.

### UNITS 1 & 2

- Workshop unit with mezzanine storage.
- Gas heating (not tested).
- Single ground level access door.
- Mezzanine storage plus office and kitchenette.

### FRONT OFFICE

- Roadside prominent office / trade counter units.
- Car parking at the front of each unit.
- Variety of sizes and combinations available.

### YARDS

- From 0.07 acres to 2.87 acres
- The yards are being cleared and surfaced in readiness for new occupiers.
- Suitable for parking and/or open storage.

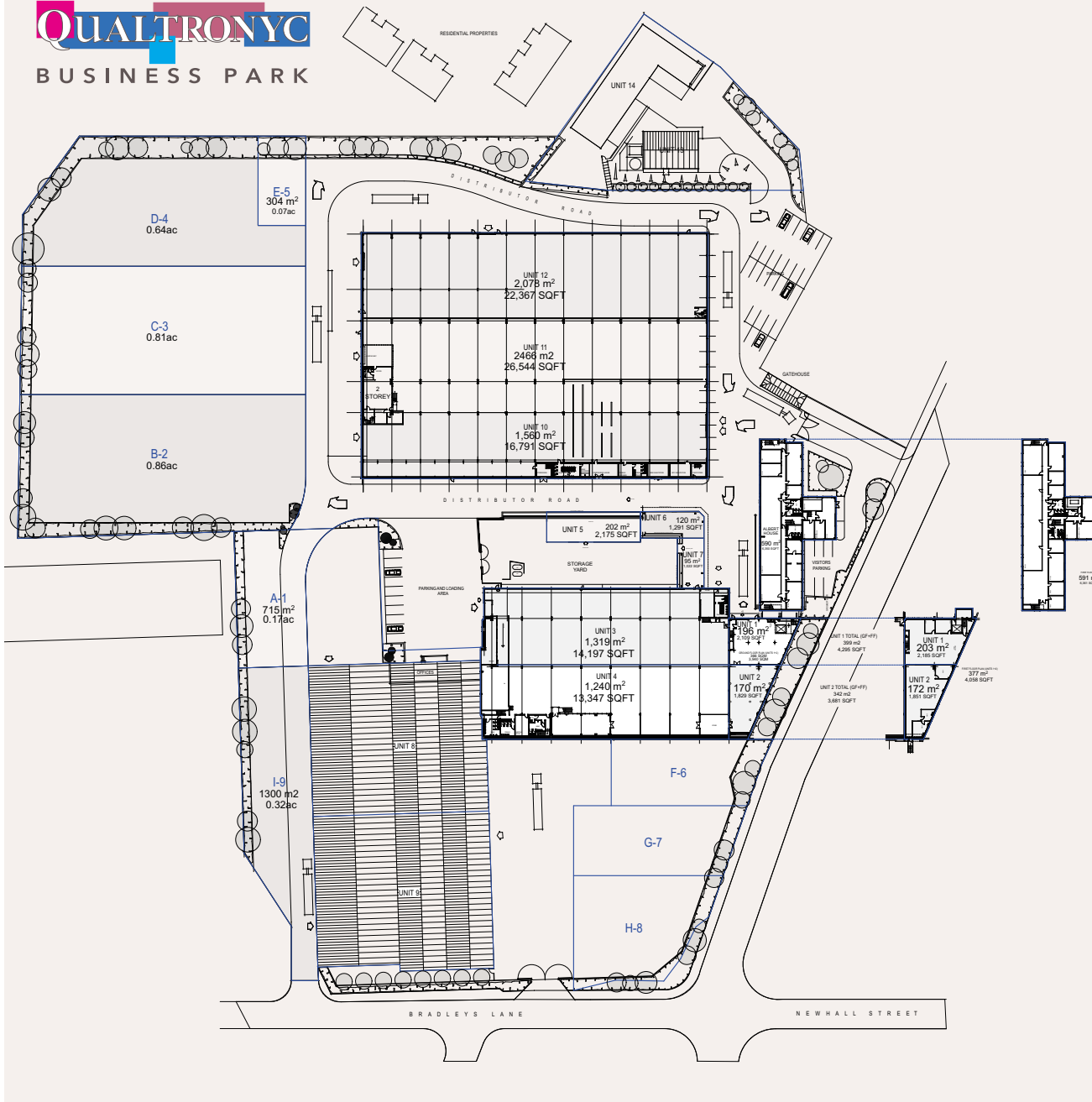
## RATES

Business rates information is available from the agent upon request.

## TERMS

The premises are available by way of new lease on terms to be agreed.

**QUALTRONYC**  
BUSINESS PARK







# TRAVEL DISTANCES

SAT NAV: DY4 9HG  
 What 3 Words: ///minus.orbit.dined

## TOWNS & CITIES

Wednesbury	2.6 miles	9 mins
Dudley	2.9 miles	10 mins
West Bromwich	4.5 miles	18 mins
Wolverhampton	5.4 miles	20 mins
Walsall	7.1 miles	22 mins
Birmingham	10.7 miles	35 mins
Coventry	39.5 miles	1 hr 20 mins
Manchester	80.3 miles	2 hrs 10 mins
London	135 miles	3 hrs 0 mins

## MOTORWAYS

M6 J9	4.1 miles	15 mins
M6 J10	5.0 miles	12 mins
M5 J1	5.7 miles	16 mins
M54	8.8 miles	24 mins
M6 Toll	9.8 miles	17 mins
M42	15.6 miles	28 mins
M40	26.9 miles	39 mins
M69	32.3 miles	57 mins
M1	43 miles	1 hr 6 mins
M25	114 miles	1 hr 52 mins

## AIRPORTS

Birmingham	22.9 miles	46 mins
East Midlands	47.6 miles	1 hr 26 mins
Manchester	72.6 miles	1 hr 27 mins
Heathrow	120 miles	2 hrs 3 mins

# QUALTRONIC BUSINESS PARK



## FOR FURTHER INFORMATION

Please contact:

Black Country  
**01384 374888**  
 hexagoncommercial.co.uk

**Harvey Pearson**  
 07387 165367  
 hp@hexagoncommercial.co.uk

**0121 544 2121**  
 BULLEYS.CO.UK

**Max Shelley**  
 07881 948908  
 max.shelley@bulleys.co.uk

**IMPORTANT NOTICE:** These particulars are provided for guidance only. The agents give notice that whilst these Particulars are believed to be accurate, they are not guaranteed and do not constitute any part of any contract in accordance with Misrepresentation Act 1967. January 2022. Images throughout are for indicative purposes only.