

**TO LET**



**NORTHERN TRUST**  
INVESTMENT | DEVELOPMENT | REGENERATION



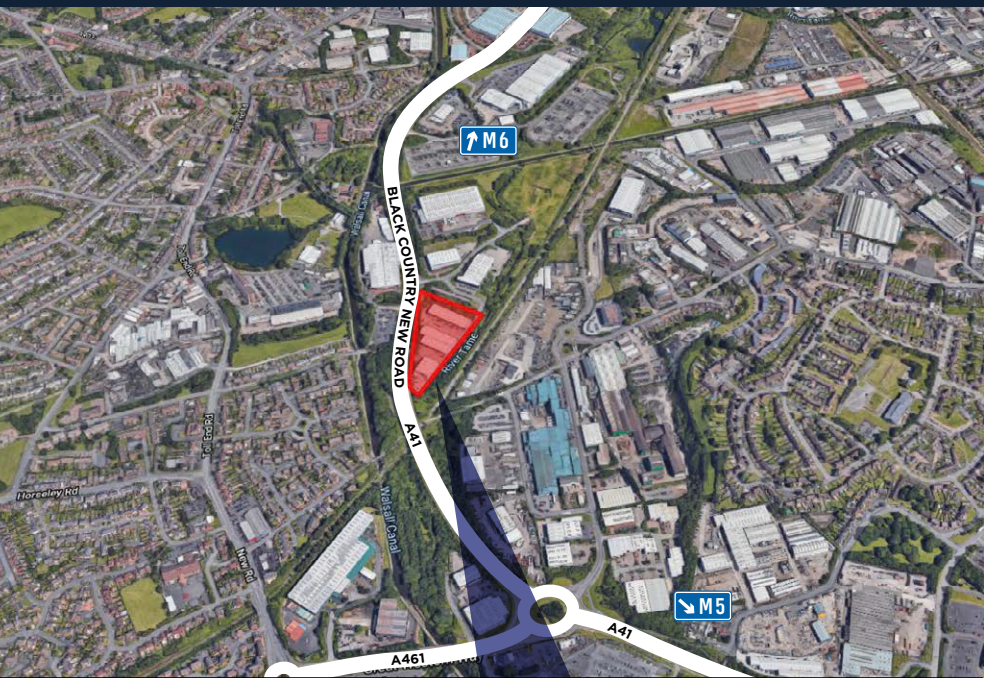
# **NAVIGATION POINT**

**GOLDS HILL WAY | TIPTON | WEST MIDLANDS | DY4 0PU**

[www.navigation-point.co.uk](http://www.navigation-point.co.uk)

**MODERN INDUSTRIAL/ TRADE COUNTER UNITS TO LET**  
**SIZES RANGE FROM 1,431 SQ FT UP TO 9,587 SQ FT**





**NAVIGATION POINT | GOLDS HILL WAY | TIPTON | DY4 0PU**

**DESCRIPTION**

Navigation Point, totalling 51,305 sq ft comprises 16 high quality industrial / trade counter units. The scheme is arranged in three blocks, split into a single terrace, a back to back terrace and a standalone unit. The units range in size from 1,431 sq ft up to 9,578 sq ft. Units can be combined to create a larger floor space (subject to availability).

**SPECIFICATION**

The units have been constructed to a high standard and include:

- Steel portal frame with microrib & profile composite cladding
- Height 4m to underside of haunch
- Level loading access to warehouse via electric up and over roller shutter door
- Three phase electricity, mains gas and water supplies
- 24 hour access
- Ample parking / circulation space
- Prominent roadside location
- Gated site with monitored CCTV



**LOCATION**

Navigation Point is strategically located adjacent to the A41 (dual carriageway) in the heart of the Black Country in an established business park location.

There are excellent road links to the regional and national motorway network - J1 of the M5 and J9 of the M6 are within 3 miles. The estate is situated 6.5 miles from Wolverhampton City Centre and 8 miles from Birmingham City Centre, with Dudley Port Station 1.5 miles in distance.

**BUSINESS RATES**

Business rates are payable by the ingoing occupier, directly to the local council. It is strongly recommended that the rates liability is confirmed directly with the local billing authority.

**TERMS / RENTS / OTHER CHARGES**

Details of the rent and other charges are available on request from the joint letting agents. All figures quoted are exclusive of, but subject to, VAT at the prevailing rate.

**EPC**

The EPC ratings range from B(47) to C(74). Copies of the individual certificates and accompanying recommendation reports are available on request.



**VIEWING & FURTHER INFORMATION**

To arrange a viewing of the property or to obtain any further information please contact one of the letting agents.

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