

# Navigation Point

TRADE/WAREHOUSE

Golds Hill Way, Tipton DY4 0PY



## TO LET FROM £3 PSF\*

HIGH QUALITY INDUSTRIAL/TRADE/WAREHOUSE UNITS

**1,431 - 9578 SQ FT**

133 - 890 SQ M

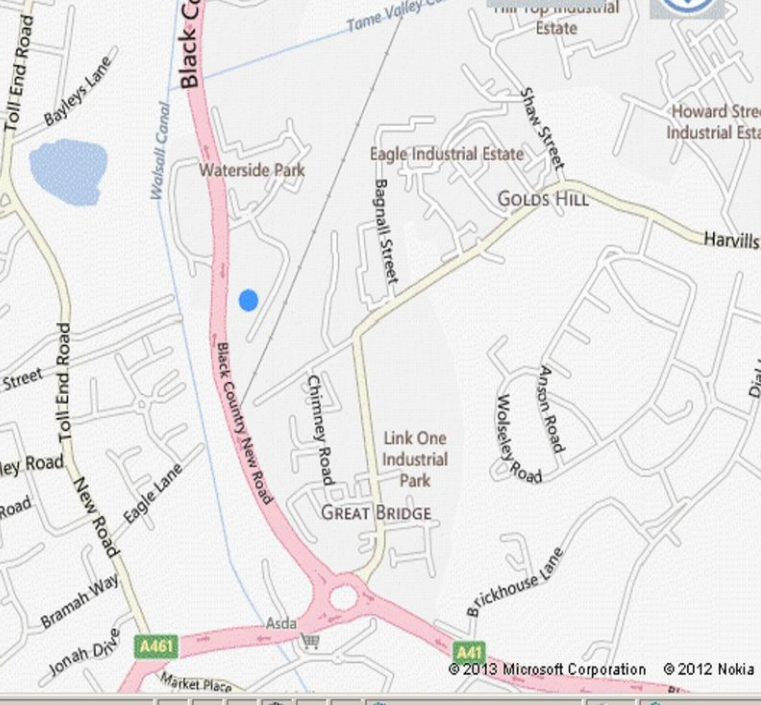
- HIGH QUALITY, MODERN UNITS
- PROMINENT LOCATION
- EXCELLENT LINKS TO M5 & M6

- FLEXIBLE TERMS
- 24 HOUR ACCESS
- GATED SITE WITH MONITORED CCTV



[www.navigationpoint-wednesbury.co.uk](http://www.navigationpoint-wednesbury.co.uk)

**Supporting SME Expansion & Relocation**



## LOCATION

Navigation Point is strategically located adjacent to the A41 (dual carriageway) at Great Bridge, Tipton, 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 - Junction 1 of the M5 and Junction 9 of the M6 are within 3 miles.

## Navigation Point, Golds Hill Way, Tipton



DY4 0PY

## DESCRIPTION

Navigation Point comprises a high quality industrial/warehouse development of 16 units providing a total of 51,305 sq ft.

The scheme is arranged in three blocks with individual units ranging in size from 1,431 sq ft to a standalone unit of 9,578 sq ft with its own dedicated yard area.

## AVAILABILITY

Details of the vacant units and rents are shown on the accompanying schedule. All rents and other outgoings are subject to VAT at the prevailing rate.

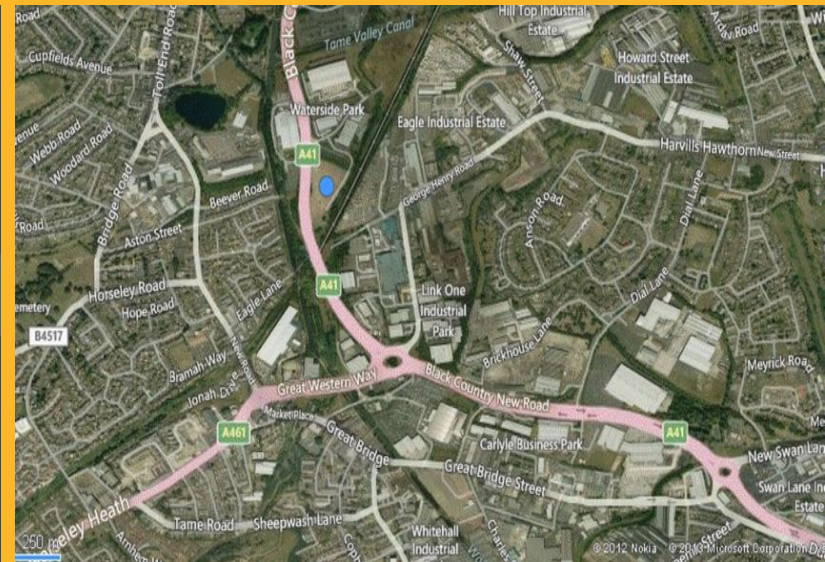
## TERMS

Units are let on flexible terms of 3 years incorporating annual break options. The Tenant is responsible for internal repairs, external doors and windows.

\*Subject to a five year lease being taken - stepped rent commencing at £3 psf for the first year.

## ENERGY PERFORMANCE CERTIFICATES

Details regarding EPC's can be found on the accompanying schedule.



## VIEWING AND FURTHER INFORMATION

For further information or to arrange an appointment to view please contact:-



Whittle Jones Midlands, Jewellery Business Centre, 95 Spencer Street, Birmingham, B18 6DA. Email: [midlands@whittlejones.co.uk](mailto:midlands@whittlejones.co.uk)

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