



# Cleton Business Park

Tipton Road | Tipton | DY4 7TR

**NEW INDUSTRIAL / WAREHOUSE UNITS**  
**4,844 - 9,688 SQ FT (450 - 900 SQ M)**

**FOR SALE / TO LET**





# SCHEDULE OF ACCOMMODATION

	GIA sq ft	GIA sq m
Unit A	4,844	450
Unit B	4,844	450
Total	9,688	900

## SPECIFICATION

The new units at Cleton Business Park will benefit from the following specification:



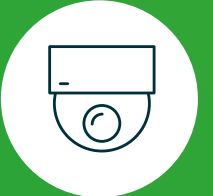
4m to underside of eaves



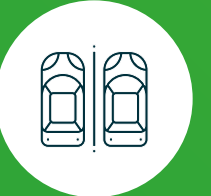
Electric level access doors to each unit



3 phase power



Secure self contained site



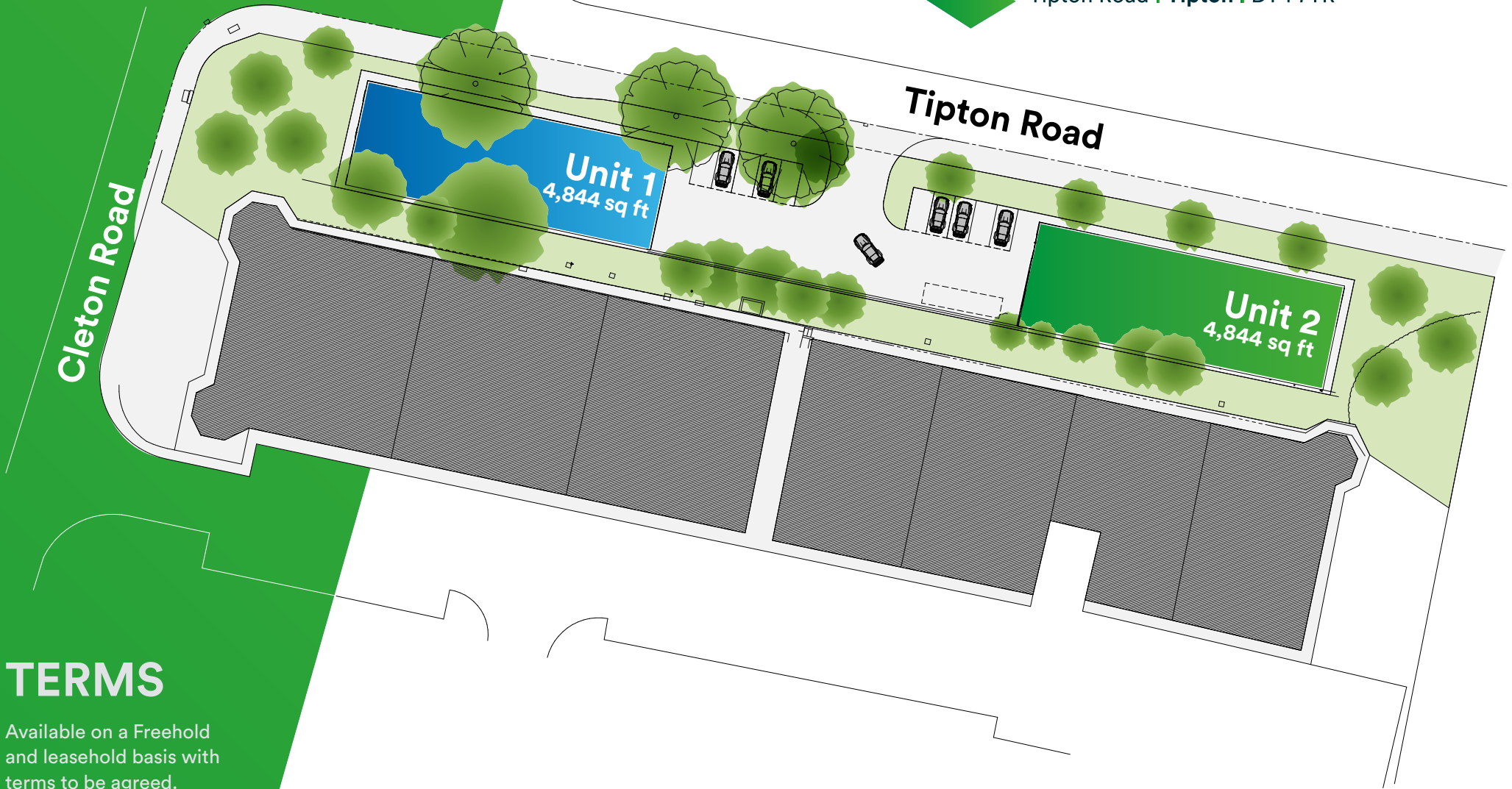
Ample parking



Electric car charging points



# SITE PLAN



## TERMS

Available on a Freehold and leasehold basis with terms to be agreed.

## VAT

All figures are quoted exclusive of VAT at the prevailing rate.

## PLANNING USE

E(g) (formerly B1c), B2 & B8 (industrial & warehouse) uses.

## EPC RATING

TBC.

## RATEABLE VALUE

TBC.

# LOCATION

The new units front on to the busy A457 Tipton Road in an established industrial location approximately 1 mile from Tipton Town Centre.

Birmingham City Centre lies approximately 7.5 miles to the south east. The M5 motorway, Junction 2, is approximately 2.5 miles distance and Junction 1 approximately 3.5 miles distance providing access to the Black Country and wider National Motorway network.

# ALL ENQUIRIES

For further information please contact the sole agent:

**TOM JOHNSON**

M: 07794 784 370

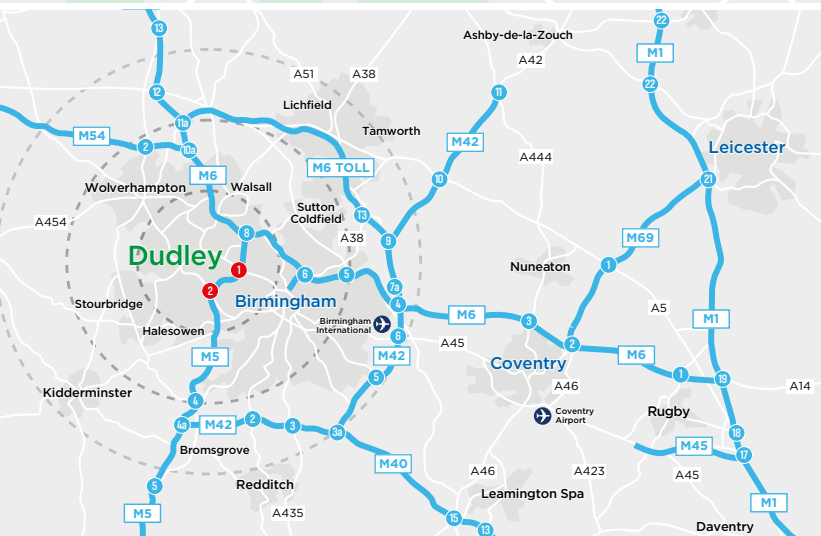
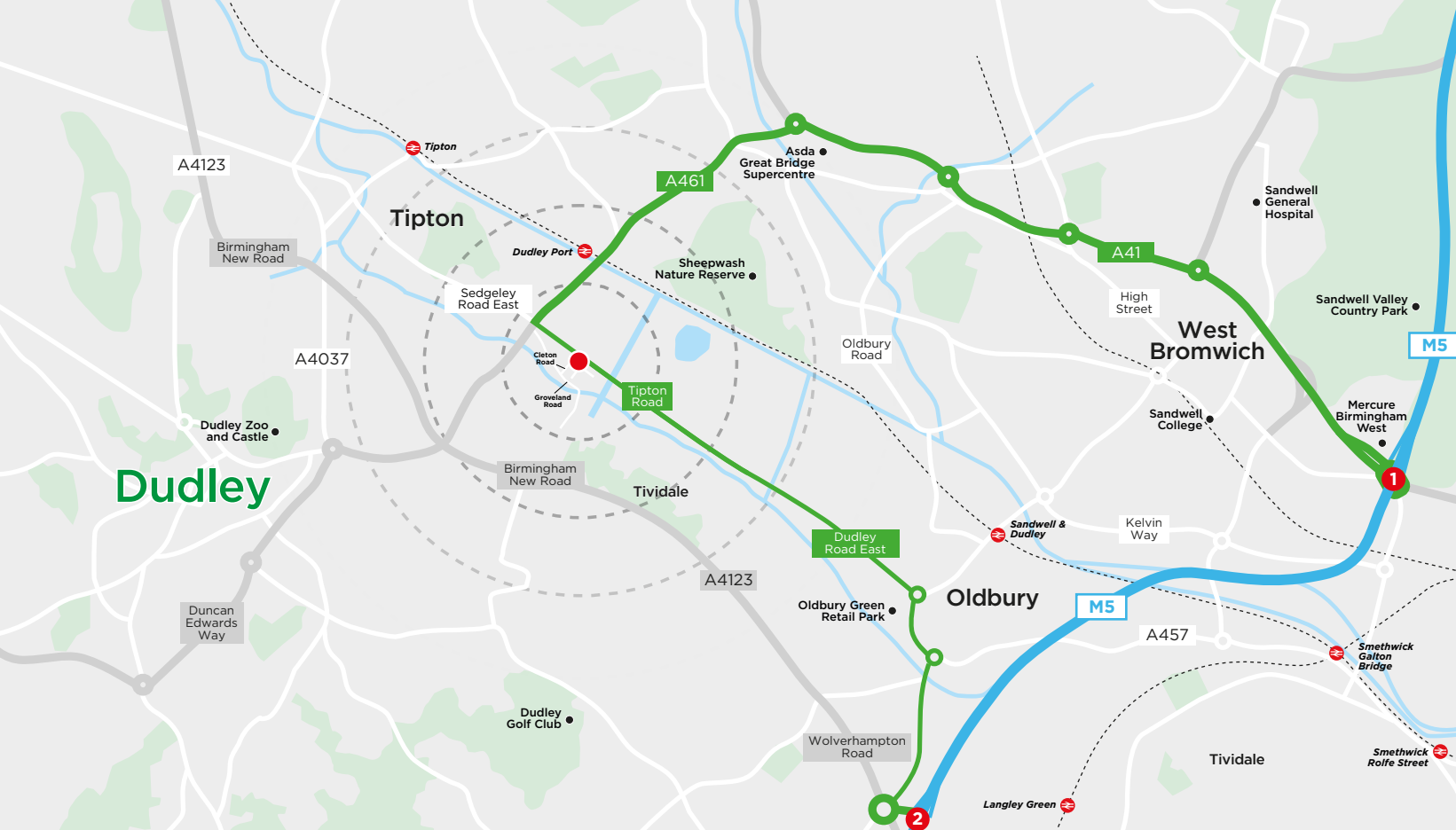
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COMMERCIAL & RESIDENTIAL DEVELOPMENTS



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