



TO LET

Secured Open Storage Land (approx 1.5 acres)

Land, Robins Business Park, Great Bridge, Tipton, DY4 7BS

Bond Wolfe
bw
Est. 1983

Property Highlights

Secured gated yard on a well managed estate.

HGV access to the yard.

Concrete fencing with CCTV poles in situ.

In close proximity to M5 J1, M6 J9/10, A41.

Flexible lease terms.

Quoting Rent – POA. Available immediately, subject to contract.



Location & Situation

Robins Business Park is situated on Bagnall Street, Tipton, approximately eleven miles east of Birmingham City Centre and eight miles west of Wolverhampton. & 1.5 miles from J1 M5 and approx. 3 miles from J9 M6.

The property is situated in an established industrial/employment area just off the A41, the Great Western Way and the Black Country New Road, which connects with the M5 and the M6.

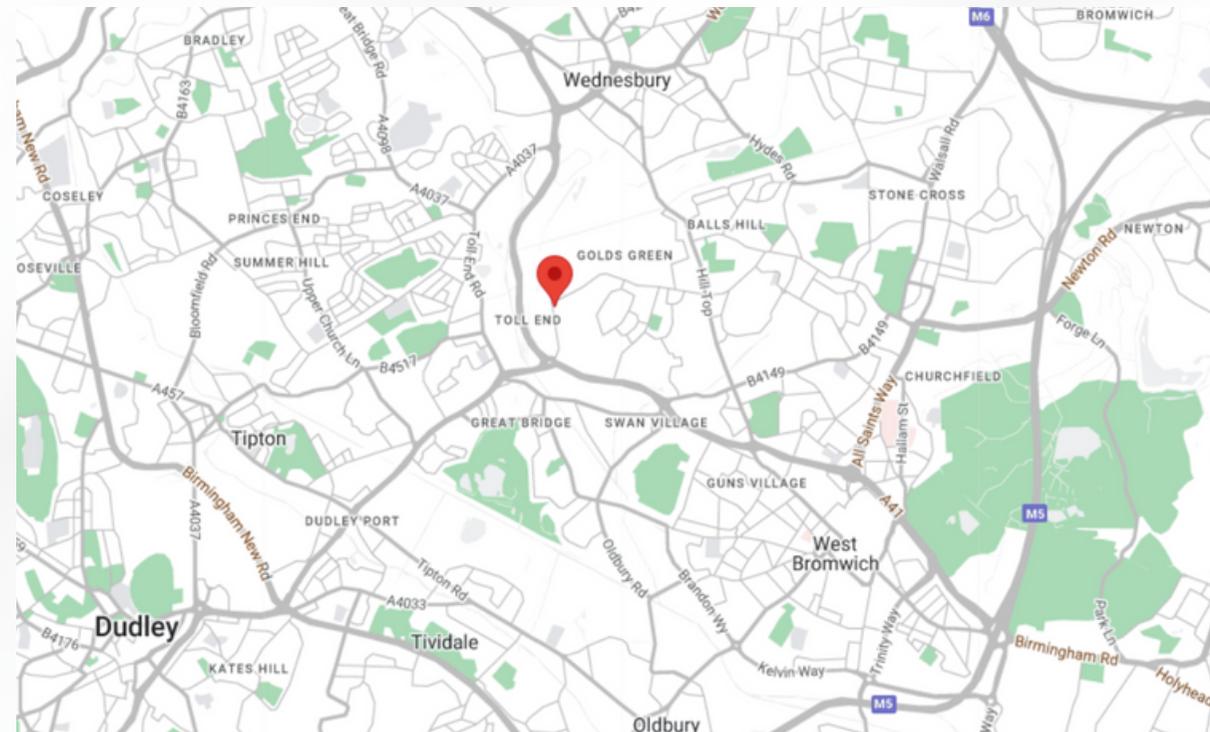
Description

Situated within the established Robins Business Park.

The open storage land / yard is made up of a concrete access road and hard compacted ground surface secured with 8ft perimeter concrete fencing and large 7m wide double leaf gates. Electricity and Water is connected.

There is two large industrial CCTV and Hi level lighting columns installed on the land. The yard sits close to the entrance to a secure well maintained and gated estate. Suitable for HGV access and loading as well with ample on site parking. The estate is well presented, securely fenced and gated.

The land is suitable for a variety of uses including vehicle storage and machinery / plant storage or other suitable commercial uses. 24/7 secure gated access. The Land is approximately 1.5 acres and the landlord will consider a SPLIT from 1/2 Acre upto 1.5 Acres subject to contract.



Services

We understand that the property benefits from a three phase electrical connection and a water feed. There is no gas.

VAT / Business Rates

VAT will NOT be levied to the rental. All interested parties with regards business rates are advised to make their own enquires to the local authority. We are advised that the premises are eligible for small business rates relief.

Communal Area Charge

A contribution is payable in respect of maintenance and management of estate communal areas.

Price

POA. Available immediately, subject to contract.





For Further Information & Viewings

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