



TO LET

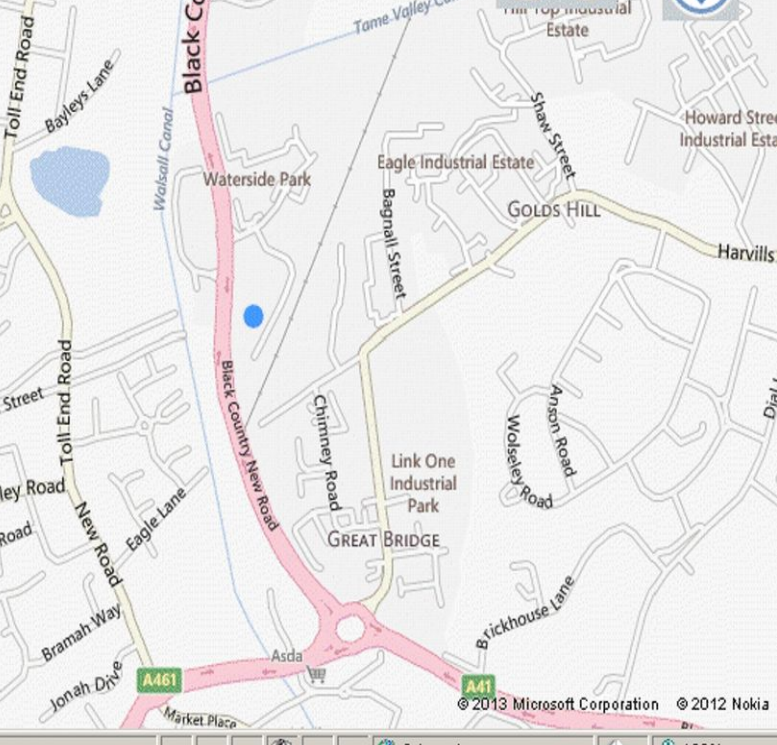
Navigation Point

**Golds Hill Way
Tipton
DY4 0PY**



- High quality, modern units
- Prominent location
- Flexible terms
- 24 hour access
- Gated site with monitored CCTV
- Ample parking
- 3 phase electricity

TRADE COUNTER / INDUSTRIAL UNITS
1,431 - 9578 sq ft 133 - 890 sq m



TRAVEL DISTANCE

Location	Miles	Mins	Mode
M5 Jnct 1	3.1	7	Car
M6 Jnct 9	3.1	11	Car

Source: theAA.com

Navigation Point

Golds Hill Way, Tipton



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.

SPECIFICATION

- Steel portal frame construction
- Microrib and profile composite cladding
- Level access loading doors
- 3 Phase electric
- Height 4m to the underside of the haunch

EPC

Details regarding EPCs can be found on the accompanying schedule.

LOCATION

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

TERMS

Units are available to let on an Internal Repair agreement with flexible terms of 3 years incorporating annual break options.

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.

VIEWING / FURTHER INFO

To arrange a viewing or for more information please call **0121 523 2929**.



Whittle Jones - Jewellery Business Centre, 95 Spencer Street, Birmingham B18 6DA

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