

AVAILABLE SUBJECT TO ACQUIRING VACANT POSSESSION



TO LET Industrial/Warehouse Unit with Offices
18,971 sq.ft (1,762 sq.m)

Units 2&3 Parkway Business Park, Clarendon Drive, Tipton, West Midlands, DY4 0QA

- Fully refurbished
- Available from October 2025
- Gated site with parking and unloading space
- Good access to A41 Black Country New Road

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Areas (Approx. Gross Internal)

Office/Ancillary	c. 2,500 sq.ft	(232 sq.m)
Warehouse	c. 16,470 sq.ft	(1,530 sq.m)
TOTAL	18,971 sq.ft	(1,762 sq.m)

Production/Warehouse Area:

- Steel portal frame construction with profile clad elevations
- Minimum eaves height is approximately 19ft 9" (6.0m) rising to 25ft 3" (7.7m) at the centre
- Roof incorporates translucent roof lights
- LED light fittings
- Three electric roller shutter doors approx. 13ft 9" (4.2m) wide x 16ft 4" (5.0m) high (2 in Unit 2 and 1 in Unit 3)
- Parking and unloading area to front elevation

Offices:

- Carpeted throughout
- CAT II lighting
- Toilet facilities
- Kitchen area

Rent POA

Business Rates

Rateable Value: POA
Rates payable: POA

Service Charge

A service charge will be levied for the maintenance of common areas.

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

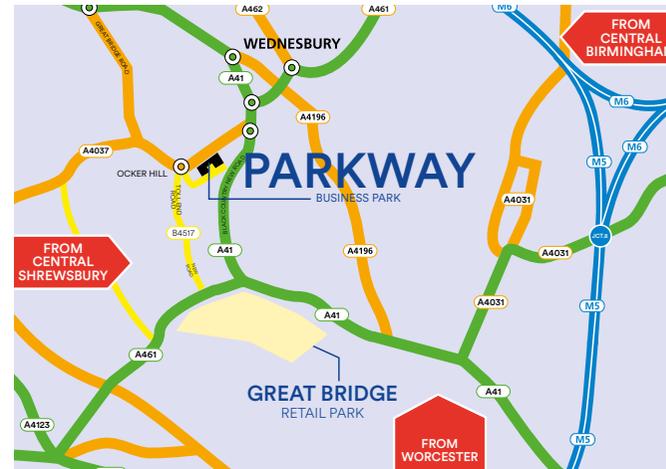
Further information available upon request.

Planning

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use. The properties are considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



Location - DY4 0QA

The unit is located on Parkway Business Park approximately 1 mile south of Wednesbury Town Centre, with access from the A4037 Leabrook Road on to the A41 Black Country New Road.

The A41 connects to the M5 at Junction 1 approximately 4 miles to the south and to the M6 at Junction 10 approximately 5 miles to the north. Wednesbury and Great Bridge are both approximately 1 mile to the north and south of Parkway Business Park respectively.



Viewing

Strictly via prior appointment with the appointed agent



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