



PRELIMINARY DETAILS

TO LET

Industrial/Warehouse Unit with Offices
14,651 sq.ft (1,361 sq.m)

Unit 4 Parkway Business Park, Clarendon Drive, Tipton, West Midlands, DY4 0QA

• Self-contained Secure Unit • Good Access to A41 Black Country New Road • Well Maintained Business Park Environment

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Unit 4 Parkway Business Park, Clarendon Drive, Tipton, West Midlands, DY4 0QA

Areas (Approx. Gross Internal)

Warehouse (inc Office & Ancillary)	14,651 sq.ft	(1,361 sq.m)
TOTAL	14,651 sq.ft	(1,361 sq.m)

Description

- Steel portal Frame Property
- Eaves height 6m (19' 9")
- Double storey offices with office and ancillary areas
- 2 level roller shutter doors
- Exclusive parking and adequate loading to forefront

Rent

On application

Rates

Rateable value: £82,500

Rates payable: £45,787

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

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



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