

## Modern industrial/warehouse units in a prominent position

Unit 10 – 2,396ft<sup>2</sup>  
Unit 15 – 2,413ft<sup>2</sup>

- Level access loading doors
- 3 Phase electricity
- Ample on-site car parking
- Spacious circulation and loading areas
- Gated estate with monitored CCTV
- 24 hour access
- Located adjacent to the A41 (Black Country New Road)
- Not suitable for auto trade use



**TO LET**



Location



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## Location

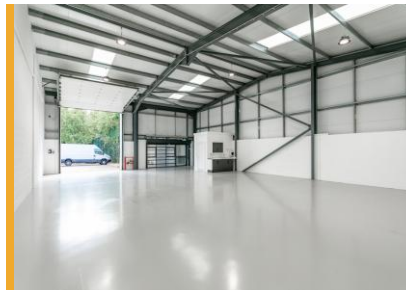
Navigation Point is strategically located adjacent to A41 Black Country New Road, offering excellent prominence and direct access to major transport routes. The estate sits in Great Bridge, Wednesbury, close to Tipton, in the Borough of Sandwell - approximately halfway between Birmingham and Wolverhampton.

The estate benefits from strong regional connectivity, with Junction 1 of the M5 less than 4 miles away and Junction 8 of the M6 around 5 miles away, providing links to the wider Midlands motorway network. Tipton train station is just over a mile away, offering regular services to Birmingham and surrounding areas. A range of nearby amenities are easily accessible, including an Asda Superstore, McDonald's, along with various local shops and eateries all within a short walk, making it a convenient location for staff and visitors.



## Description

Navigation Point is a modern development providing a total of 51,305ft<sup>2</sup> of high quality industrial/trade counter style units. Arranged in 3 blocks, there are 16 units ranging in size from 1,431ft<sup>2</sup> up to 9,578ft<sup>2</sup>. The units are constructed of steel portal frame with profile metal composite clad elevations and roofs, with glazing to part of the frontages. Externally, the site is surrounded by steel fencing to part and a gated entrance from Golds Hill Way. The estate also benefits from CCTV coverage.





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## Availability

There are a range of flexible leasing options available and the available units are as follows:

Unit	Ft <sup>2</sup>	Rent (Per Annum)	Rateable Value
10	2,396	£22,770	£16,500
15	2,413	£22,930	To be assessed

(This information is given for guidance purposes only and prospective tenants are advised to confirm the business rates information with Sandwell Metropolitan Borough Council)





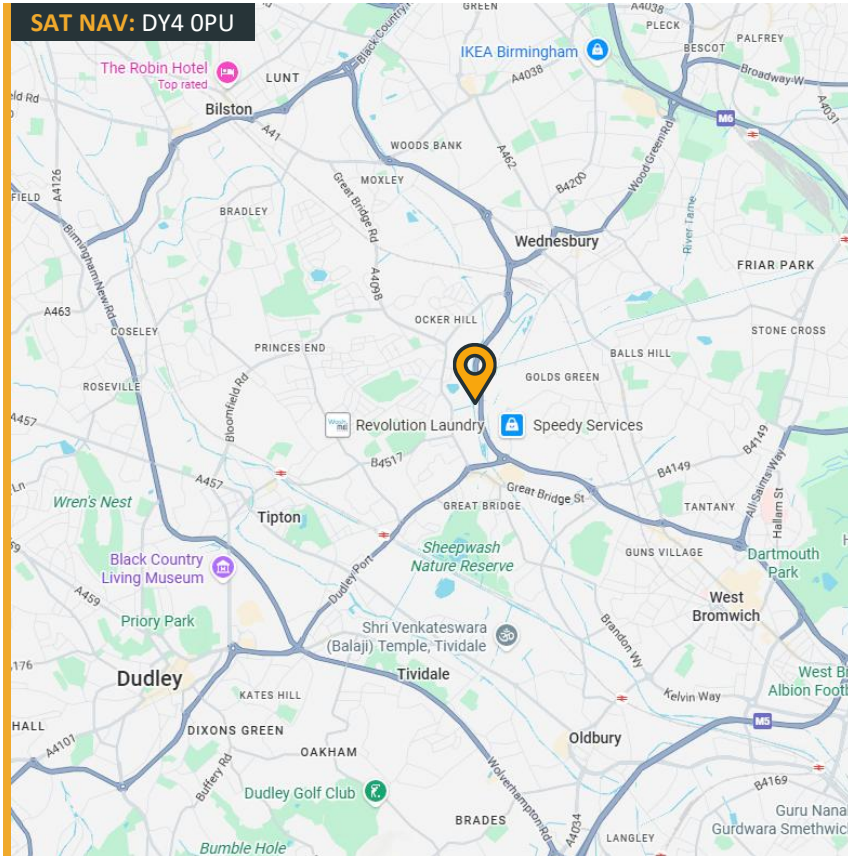
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## Service Charge & Buildings Insurance

There is a charge to cover service charge and buildings insurance for the units as follows:

Unit 10 - £2,280 per annum  
Unit 15 - £2,300 per annum

## EPC

The units have an EPC Rating of C.

## VAT

VAT is applicable to the rent due.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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