

AVAILABLE SUBJECT TO ACQUIRING VACANT POSSESSION



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

M **M[®]Core**
LCP UK

01384
400123

lcpgroup.co.uk



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.

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. This brochure gives a large amount of (statistical) information and there will inevitably be errors in it. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property, SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-letting-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2016.pdf.

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



Thomas Morley

07921 974139

thomas.morley@harrislamb.com

Matthew Tilt

07834 626172

matthew.tilt@harrislamb.com



Paula James

07798 683995

PJames@lcpproperties.co.uk