



**TO LET**

# Navigation Point

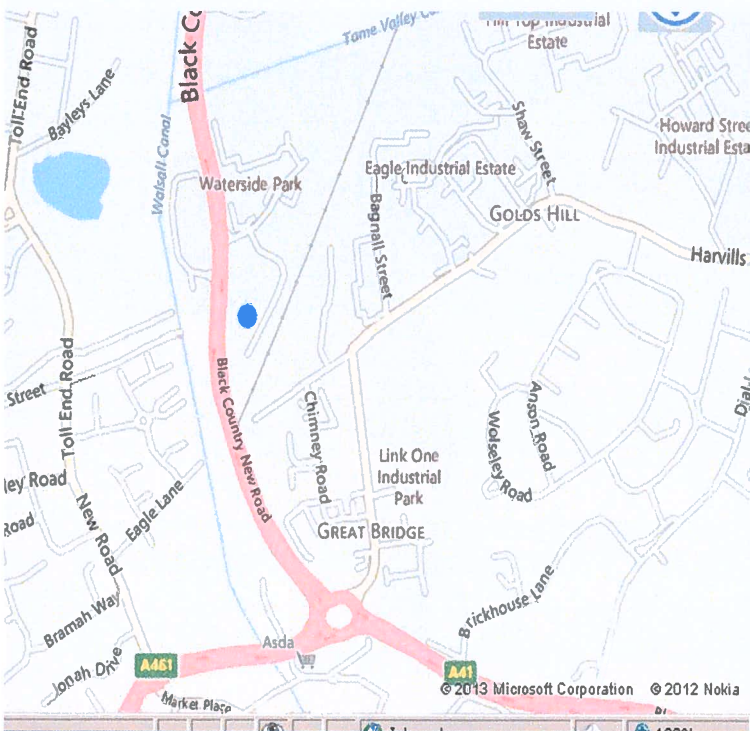
**Golds Hill Way  
Tipton  
DY4 0PY**



- 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

MIDLANDS

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www.whittlejones.com

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lsh.co.uk

0121 236 2066

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# Lambert Smith Hampton

**0121 236 2066**

## AVAILABILITY LIST NAVIGATION POINT

<u>Unit No</u>	<u>Unit Size sq.ft.</u>	<u>Unit Size m<sup>2</sup></u>	<u>Rent £psf</u>	<u>Principal Rent £per year</u>	<u>Maintenance Rent £per Year</u>	<u>Total Rent Payable £per month</u>	<u>Deposit Required</u>	<u>Business Rates Payable (approx)</u>	<u>EPC Band</u>	<u>EPC Rating</u>	<u>Notes</u>
3	2,864	266	£6.50	£18,616	£2,291	<b>£1,742</b>	£4,500	£6,945	C	54	
8	2,798	260	£6.50	£18,187	£2,238	<b>£1,702</b>	£4,500	£6,945	C	68	
12	2,797	260	£6.50	£18,181	£2,238	<b>£1,702</b>	£4,500	£6,900	C	56	08/07/18
13	2,799	260	£6.50	£18,194	£2,239	<b>£1,703</b>	£4,500	£6,900	C	57	18/07/18
14	2,594	241	£6.50	£16,861	£2,075	<b>£1,578</b>	£4,000	£6,900	C	99	18/07/18
15	2,413	224	£6.50	£15,685	£1,930	<b>£1,468</b>	£4,000	£6,900	C	66	18/07/18
16	9,578	890	£6.25	£59,863	£7,662	<b>£5,627</b>	£15,000	tbc	C	56	18/07/08

### **Lease Terms & Rent Incentives available:-**

Fixed 3 year agreement - 6 months at 50% discount on the Principal Rent would be offered

3 year agreement with an annual break option - 2 months at 50% discount on the Principal Rent would be offered

### **Maintenance Rent**

Includes Service Charge and Buildings Insurance

### **Utilities**

The Tenant will pay utilities direct to the supplier

### **Business Rates**

The Tenant will pay business rates direct to the local Council

### **VAT**

VAT is payable on Principal and Maintenance Rent at the current prevailing rate