

**TO LET**



**NORTHERN TRUST**

INVESTMENT | DEVELOPMENT | REGENERATION



# NAVIGATION POINT

## HIGH QUALITY TRADE COUNTER

NAVIGATION POINT | GOLDS HILL WAY | TIPTON | DY4 0PU

**2,864 SQ FT (266 SQ M) –  
7,144 SQ FT (664 SQ M)**



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**LOCATION**

Navigation Point is strategically located adjacent to the A41 dual carriageway at Great Bridge, Tipton. In the heart of the Black Country and being an established business park location, the trade counter can also offer busy main road side visibility.

**BUSINESS RATES**

Business rates are payable by the ingoing tenant, directly to the local council. It is strongly recommended that an ingoing tenant confirms their rates liability directly with the local billing authority.

**TRAVEL DISTANCES**

Destination	miles	mins	mode
Dudley Port Station	1.5	5	
M5 Junction 1	3.1	7	
M6 Junction 9	3.1	11	
Wolverhampton City Centre	8	20	
Birmingham New Street	8.5	25	

**DESCRIPTION**

Navigation Point offers a high quality trade counter, of steel portal frame construction, with visible road side presence. Level loading access to the warehouse is provided via electric up and over roller shutter doors. The accommodation has recently been refurbished and provides an option to come with a private compound if required (subject to additional cost).

Navigation Point comprises of 16 high quality industrial/warehouse 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 9,578 sq ft.

**ACCOMMODATION**

The trade counter space has flexibility to offer accommodation from 2,864 sq ft to in excess of 7,144 sq ft and offers space for a trade counter, office and two separate toilets. Further units can be combined subject to availability and there is the option to have a private compound area if required.

**SPECIFICATION**

The property has been internally refurbished to a high standard and includes:-

- Microrib and profile composite cladding
- Height 4m to the underside of the haunch
- Two level access loading doors
- Three phase electric
- Prominent roadside position
- Mains gas, electricity and water supplies
- Office accommodation
- 24 hour access
- Ample parking

**TERMS / RENTS / OTHER CHARGES**

Details of the Rent and other charges are available on request from the letting agents. All figures quoted are exclusive of, but subject to, VAT at the prevailing rate.



**VIEWING & FURTHER INFORMATION**

To arrange a viewing of the property or to obtain any further information please contact one of the letting agents.

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