



HALE TRADING ESTATE

TO LET

**INDUSTRIAL / WAREHOUSE UNITS
2,462 - 12,429 SQ FT (228 - 1,154 SQ M)**

Lower Church Lane, Tipton • DY4 7PQ



LOCATION

The units are located on Hale Trading Estate, Lower Church Lane, Tipton. Lower Church Lane is accessed from the main A461 Dudley to Great Bridge Road and a short distance from Great Bridge centre. The M5 motorway at Junction 2 lies approximately 4 miles away and provides access to the M5 motorway and the Black Country national motorway network.

The main A41 Black Country New Road dual carriageway gives access between Wolverhampton City Centre and the M5 motorway.



ACCOMMODATION

The property provides the following approximate gross internal floor areas:

UNIT	SQ FT	SQ M
6	2,462	228
7	2,498	232
8	2,503	232
9	2,498	232
10	2,468	229

Units 6-10 can be taken individually or as a combination; and range from 2,462 sq ft (228 sq m) up to 12,429 sq ft (1,154 sq m). Please contact agents for further details.

SPECIFICATION

The units are of steel portal frame construction with profile steel cladding above brick and blockwork to approximately 2m. The units have a concrete floor and an insulated and lined roof with intermittent translucent rooflights and fluorescent strip lighting. Vehicular access is via roller shutter door to the front elevation. The units have WC facilities.

SERVICES

We understand that mains water, drainage, gas and 3-phase electricity are connected or available. Interested parties are advised to check this position with their advisor/contractors.

BUSINESS RATES

Further information available upon application.

SERVICE CHARGE

A variable service charge is levied to cover communal costs on services. Contact the agent for further details.

EPC

Available on request.

VIEWINGS

For further information or to arrange a viewing, please contact the letting agents:



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