



# BLOOMFIELD PARK

**TO LET**  
**INDUSTRIAL / WAREHOUSE UNITS**  
**2,260 - 11,790 SQ FT (209 - 1,096 SQ M)**

**BLOOMFIELD ROAD, TIPTON • DY4 9AH**





## LOCATION

Bloomfield Park is situated on the A4037 Bloomfield Road approximately ¼ mile from the main dual carriageway A4123 Birmingham New Road linking Wolverhampton City Centre to Junction 2 of the M5 Motorway which is approximately 3½ miles journey. The A463 Black Country Route lies approximately 2 miles away providing access to Junction 10 of the M6 motorway (approximately 4 miles).



## ACCOMMODATION

The property provides the following approximate gross internal floor areas:

UNIT	SQ FT	SQ M
14	2,263	210
18	2,260	209
30	3,285	305
34	3,982	369

## SPECIFICATION

The units are single bay terraced industrial units. Front elevations are constructed with full height brickwork with cladding above, and an insulated profile roof. The roofs incorporate intermittent translucent roof lights and the units are lit by LED lighting with concrete floors. Vehicle access is via a roller shutter door measuring approximately 10'0" wide x 10'3" high. All units incorporate WC facilities and some units available have office accommodation.

## 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 advisors/contractors.

## BUSINESS RATES

Further information available upon application.

## SERVICE CHARGE

A service charge is levied to cover communal costs and services. Contact agents for further details.

## EPC

Available on request.

## VIEWINGS

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



**Angela Holland**  
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07972 376 224



**Arjun Delay**  
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07966 469 240

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