

INDUSTRIAL, TRADE COUNTER, WAREHOUSE | TO LET

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UNIT 2 BOATMANS MISSION, FACTORY ROAD, TIPTON, DY4 9AU

1,555 SQ FT (144.46 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Characterful Workshop Premises with Integral
Offices and Car Parking

- Self Contained Workshop Premises
 - Large Loading Access
 - Integral Offices and Welfare Facilities
 - Low Rental - £650PCM
 - Flexible Lease Terms
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DESCRIPTION

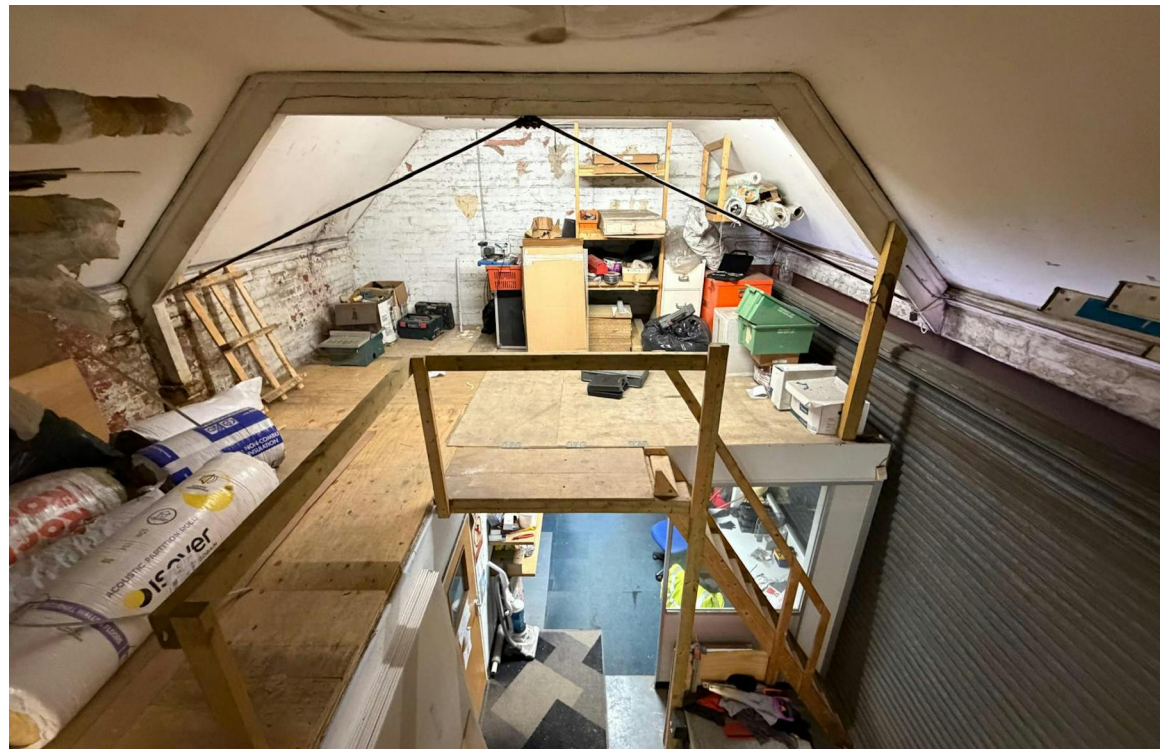
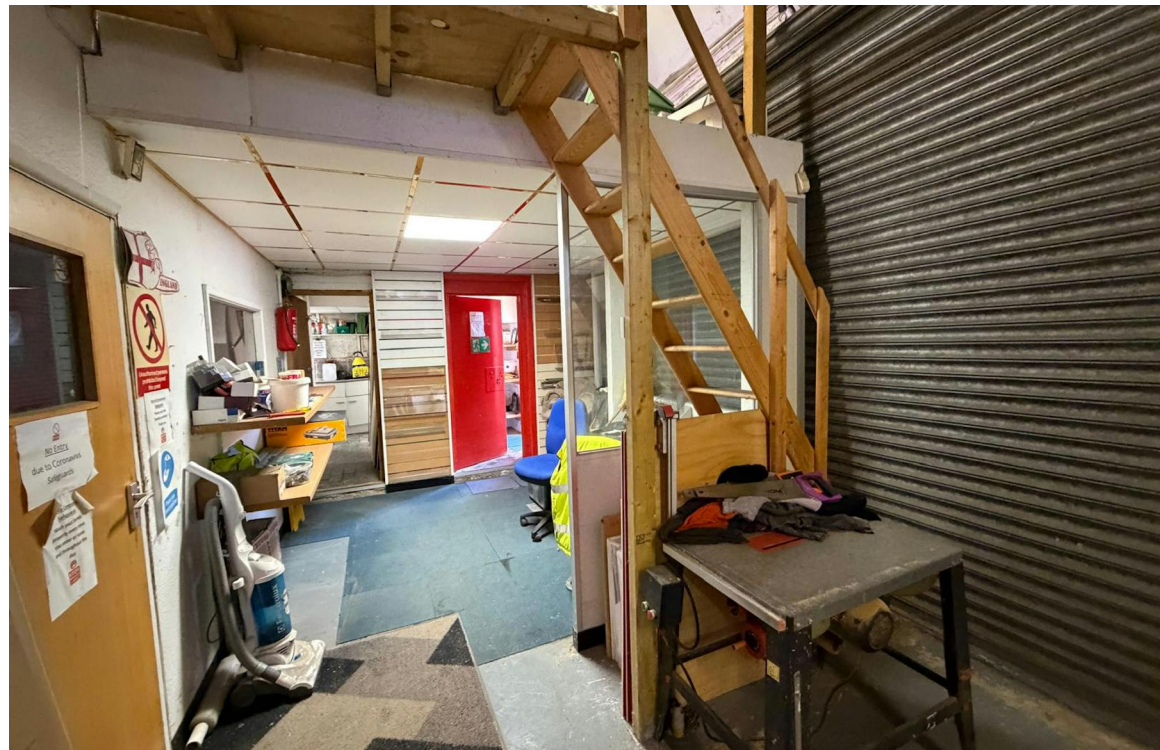
Boatman's Mission comprises a characterful self-contained industrial workshop premises, providing a combination of workshop, storage and ancillary office accommodation.

The main workshop is of traditional brick construction beneath a pitched roof and benefits from concrete flooring, strip lighting and vehicular access via a roller shutter loading door. Internally, the accommodation provides a useful open workshop area together with mezzanine storage, substantially increasing the available storage capacity.

To the front/side of the workshop is a reception area with additional storage accommodation, together with office space, WC and kitchen facilities. The configuration lends itself particularly well to small-scale manufacturing, trade counter, workshop, storage or similar commercial uses, subject to any necessary consents.

Externally, the property benefits from a private driveway/forecourt providing off-road car parking together with loading and unloading facilities immediately adjacent to the workshop entrance.

Key features include: roller shutter access; workshop and storage accommodation; mezzanine floor; reception area; offices; kitchen and WC facilities; concrete flooring; strip lighting; private parking and loading; and a prominent, characterful traditional industrial building.

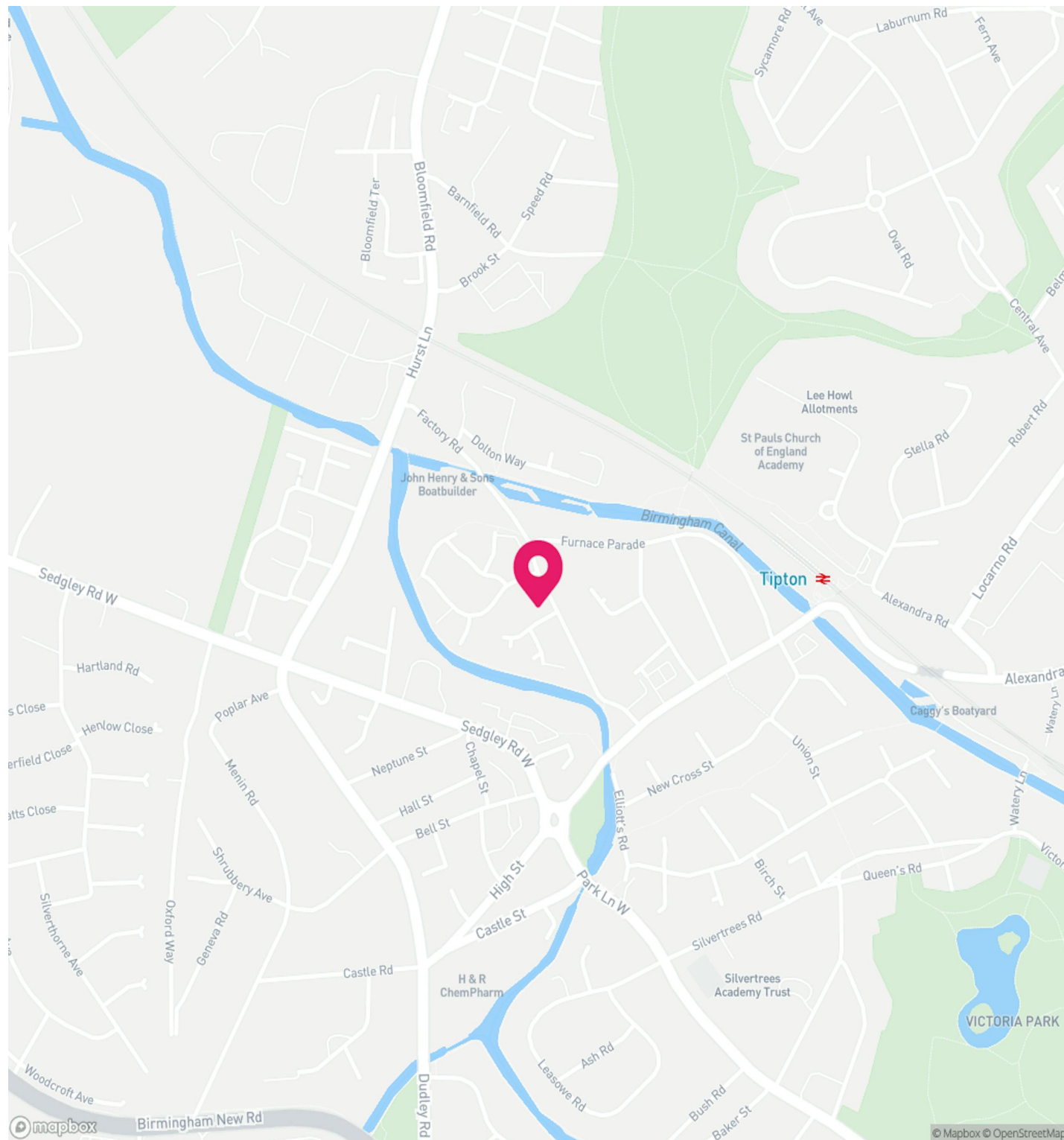


LOCATION

The property is situated on Factory Road, Tipton, West Midlands, within an established commercial and industrial area in the heart of the Black Country. Tipton is approximately 8 miles north-west of Birmingham city centre, with Dudley, West Bromwich, Wednesbury and Wolverhampton all readily accessible.

Road communications are good, with access to the A4037 and A4123, the latter connecting to Junction 2 of the M5 Motorway, approximately 4 miles away. The M5 provides onward access to the M6 and wider motorway network. Approximate distances include Dudley 3 miles, West Bromwich 4 miles, Wolverhampton 6 miles, Walsall 7 miles and Birmingham city centre 8 miles.

Public transport connections are also good, with Tipton Railway Station nearby and direct services to Birmingham New Street in approximately 17 minutes, Wolverhampton in 9 minutes and Sandwell & Dudley in 6 minutes. Local bus services provide further connections to surrounding centres including Dudley, West Bromwich, Wednesbury and Walsall.



AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Ground Floor	920	85.47	Available
Mezzanine - Mezzanine Storage	635	58.99	Available
Total	1,555	144.46	

BUSINESS RATES

We understand the property benefits from small business rates relief, subject to tenants eligibility.

SERVICE CHARGE

n/a

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£650 per month on a new lease with length and terms to be agreed.

POSSESSION

The property is immediately available following the completion of legal formalities.

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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