



Unit 5C, Whitehall Industrial Estate, Whitehall Road, Tipton, DY4 7JY

## TO LET

INDUSTRIAL / WAREHOUSE

**Size**  
3,429 sq ft (319 sq m)

**Rent**  
£17,000 per annum exclusive

Monitored C.C.T.V.

New lease available

## Location

The unit is located on the Whitehall Industrial Park, Whitehall Road, Tipton. Great Bridge Town Centre is within a quarter of a mile. The motorway network is accessible via Junctions 1 and 2 M5 at West Bromwich and Oldbury as well as Junction 9 of the M6 at Wednesbury. All three motorway junctions are located within 3/4 miles approx. of the estate.

## Description

The two bay workshop is of steel framed construction with brick and corrugated asbestos walls surmounted by two pitched, insulated corrugated asbestos roofs incorporating filon roof lights. Height to eaves 5.64 m. (13'6") approx. Separate internal toilets are included. Access is via a roller shutter door. A steel framed mezzanine floor is included.

A crane (3.2 kg capacity) is located to the front bay. Please note the crane has not been tested.

## Accommodation (Gross Internal)

3,429 sq.ft. (332.40 sq.m.) approx.

Mezzanine floor - 765 sq.ft. (71.12 sq.m.) approx.

## Services

All mains services except gas are connected. Gas is available for connection. The electricity is purchased direct from the estate.

## Rating Assessment

2023 Rateable Value - £12,000.

UBR - 55.5p in the £ (2023/26)

2026 Rateable Value - £15,000

UBR - 48p in the £ (2026/27)

## Lease Terms

Available with the benefit of a new lease on a full repairing and insuring basis for a term to be agreed. The lease will be excluded from the Security of Tenure provisions of the 1954 Landlord & Tenant Act.

The lease will incorporate a service charge provision to

cover monitored C.C.T.V. and the repair/maintenance of all common areas etc.

## Rent

£17,000 per annum exclusive.

## V.A.T.

V.A.T. will be levied on the rent etc.

## Legal Costs

Each party to bear their own.

## Energy Performance Certificate

EPC Rating - E.

## Viewing

Strictly via the Sole Agents.

Sellers Chartered Surveyors  
9A Narrowboat Way  
Dudley  
West Midlands  
DY2 0XQ

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## Additional Images

