



Unit 3 Cleton Business Park, Cleton Street, Tipton DY4 7TR

## TO LET

INDUSTRIAL / WAREHOUSE

**Size**  
8,493 sq ft (789 sq m)

**Rent**  
£51,000 per annum - Year 1

Newly decorated

Two storey offices

Within 3 miles of Junction 2 M5

Two roller shutter doors

3 month rent free period

## Location

Cleton Business Park is located on Cleton Street, situated on the southern side of the A457 Tipton Road. The unit is approximately 3 miles west of Junctions 1 and 2 of the M5 Motorway giving access to the regional and national Motorway Network. The estate is easily accessible to Birmingham and the Black Country conurbation.

## Description

The unit is of steel portal frame construction with brick and metal clad elevations beneath a pitched profiled metal sheeted roof. The unit benefits from two storey offices to the front accessible via a separate access fronting Tipton Road. The accommodation comprises a reception area, open plan office, kitchen and toilets.

The unit benefits from contemporary warehouse space of the following specification:

- 4.5m to underside of the haunch
- 3 phase power supply
- LED lighting
- 2 No. electrically operated roller shutter doors

## Accommodation (Gross Internal Area) approx.

8,493 sq.ft. (789 sq.m.).

## Services

All mains services are connected. The offices benefit from a gas fired boiler feeding panel radiators.

## Rating Assessment

Rateable Value: £34,250.

U.B.R. 55.5p in the £ (2025/2026)

## Lease Terms

Available with the benefit of a new lease on a full repairing and insuring basis for a term to be agreed.

A service charge is levied to cover landscaping and the repair/maintenance of all common areas.

## Rent

Year 1 - £51,000 per annum exclusive.

Years 2-5 - £60,000 per annum exclusive.

Please note the reduced year 1 rent is on the understanding a new 5 year lease is entered into.

## V.A.T.

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

## Fixtures and Fittings

All usual tenants fixtures and fittings and those not included within these particulars are expressly excluded from the letting.

## Energy Performance Certificate

EPC Rating - C.

## Viewing

Strictly via the Joint Agents

Sellers Chartered Surveyors - 01384 456789

Matthew Pearcey - 07764 269803  
matthewpearcey@sellers-surveyors.co.uk

Michael Johnson & Co. - 01384 395323

Tom Johnson - 07794 784370

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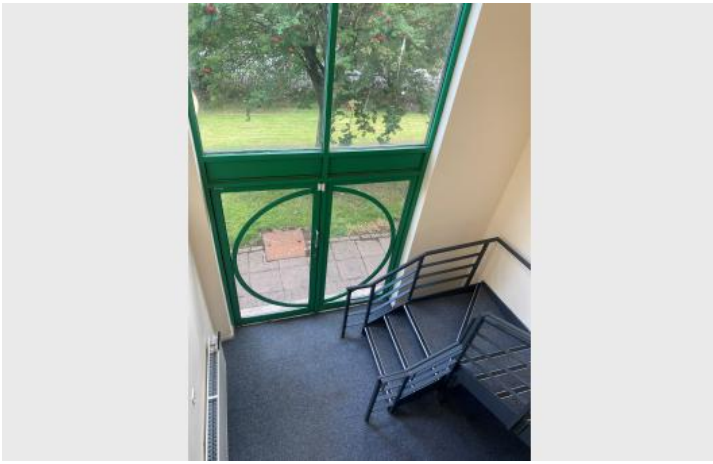
Mike Johnson - 07970 910135.

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## Additional Images



# Additional Images



# Location Map

