



**Under Refurbishment** Available March 2023

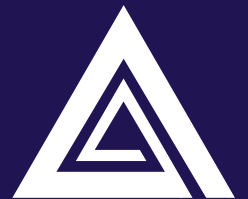
# TO LET

## Industrial/Warehouse Unit

**75,000 sq ft** (6,966 sq m)

# APEX1

Apex Park | Tipton | DY4 0PT



Sprinklers



1.6 MVA  
Power



Large Yard  
1 acre plus



10m  
eaves



3 dock  
level doors



2 ground  
level doors



## Description

The building is currently under refurbishment and will be available March 2023.



10m eaves height



3 dock level doors



2 ground level doors



Two storey offices



150 car spaces



Secure site



6 7.2KW Charging Points



Large yard area



1,600 MVA power

## Services

All main services are connected to the site.

## Planning

We understand the property has planning consent for B1, B2 (General Industrial) and B8 (Storage and Distribution) use. Interested parties should rely on their own enquiries.

## Floor Areas

Approx	sq ft	sq m
Warehouse	67,500	6,270
Offices	7,500	696
<b>Total</b>	<b>75,000</b>	<b>6,966</b>

Approximate only final measurement to be undertaken.

## EPC

The unit will be fully refurbished to provide an EPC rating of C.



Under Refurbishment





**APEX1**

A41

BLACK COUNTRY NEW ROAD

A41

M5 Junction 1 - 2.5 miles →

**Rent**

Upon Application. All rentals etc are quotes exclusive of business rates, water rates, service charge, VAT and all other outgoings, etc. Rental is payable quarterly in advance.

**Terms**

The building is available on a new full repairing and insuring lease on terms to be agreed.

**Money Laundering**

The money laundering regulations require identification checks are undertaken for all parties leasing the property. Before a business relationship can be formed we will request proof of identification for the leasing entity.

**VAT**

All figures are quoted exclusive of VAT.

**Legal Costs**

Each party to pay for their own costs incurred in a transaction.





### Location

The property is located on the A41 Black Country New Road dual carriageway which is approximately 2½ miles from Junction 1 of the M5 Motorway and 3½ miles to Junction 9 of the M6 Motorway. It is therefore well positioned for access to the national motorway network.

Important: These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. SUBJECT TO CONTRACT. Designed and produced by Q Squared Design Ltd., Tel: 01789 730833. MARCH 2023.

### Further information

**ILP** PARTNERS  
INDUSTRIAL & LOGISTICS PROPERTY  
**0121 726 0001**  
[www.ilpp.co.uk](http://www.ilpp.co.uk)

**Myles Wilcox-Smith**  
[mwilcox-smith@ilpp.co.uk](mailto:mwilcox-smith@ilpp.co.uk)  
**07880 788345**

**Richard Ludlow**  
[rludlow@ilpp.co.uk](mailto:rludlow@ilpp.co.uk)  
**07836 766167**