



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

**INDUSTRIAL/
WAREHOUSE PREMISES**

**18,705 sq ft
(1,737.79 sq m)**



**UNIT A1 LINK ONE TRADING PARK, GEORGE HENRY ROAD,
GREAT BRIDGE, TIPTON DY4 7BU**



- ◆ Refurbishment underway.
- ◆ Eaves height 6.94 metres.

- ◆ Prominently located adjacent to George Henry Road towards junction with main A41 Black Country New Road.

- ◆ M5 (j1) approx 2½ miles.
- ◆ M6 (j10) approx 6 miles.

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LOCATION

The premises are located on Link One Industrial Park which overlooks a major roundabout off the A41 Black Country New Road at its junction with George Henry Road.

The Black Country New Road dual carriageway connects the M5 Motorway (J1) approximately 2½ miles distant and the M6 Motorway (J10) approximately 6 miles distant.

DESCRIPTION

The premises comprise of a semi-detached industrial unit of steel portal frame construction with a pitched insulated metal profile clad roof with part block work and part metal clad elevations beneath a concrete floor.

Internally the unit benefits from an eaves height of 6.94 metres and is lit via high bay sodium lighting with loading access provided via two sectional loading doors.

Ancillary two storey office facilities are provided in the main open plan office accommodation with reception, and male, female and disabled WC facilities.

ACCOMMODATION

Total Gross internal areas approximately

	sq ft	sq m
Warehouse	15,212	1,413.23
Ground/First Floor	3,493	324.56
Offices loading bay		
Total	18,705	1,737.79

SERVICES

We are advised that mains water, drainage and electricity are connected or available.

Interested parties are advised to check this position with their advisors/contractors.

RENT

Please contact the agents for full details

SERVICE CHARGE

A service charge is levied to cover communal costs and services. Please contact the agent for further details.

PLANNING

Interested parties are advised to make their own enquiries with Sandwell Metropolitan Borough Council on 0845 351 0017 .

RATES

We are advised by Valuation Office Agency website that the current assessment is as follows:

Unit A1

Rateable Value: £89,500.00

Rates Payable: £48,509.00 (April 2025/26)

The above rates payable figure does not take into account Small Business Rates Relief and Transitional Relief/Surcharges where applicable. Interested parties should enquire to the Local Authority to confirm their specific liability.

VAT

All figures quoted do not include VAT which will be payable at the current prevailing rate.

EPC

An EPC has been carried out on this property. The property has been awarded a Grade C-86.

WEBSITE

Aerial photography and further information is available at bulleys.co.uk/linkone

VIEWING

Strictly by prior appointment with the sole agent Bulleys at their Oldbury office on 0121 544 2121.

Details amended 07/25



IMPORTANT NOTICE

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- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
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- (vi) Any movable contents, fixtures and fitting referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.

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