



THE COMMERCIAL PROPERTY SPECIALISTS

FOR SALE

INDUSTRIAL UNIT

**2,205 sq ft
(205 sq m)**



**UNIT 4 AMPHION COURT,
REAR OF HALE TRADING ESTATE, LOWER CHURCH LANE,
TIPTON, DY4 7HN**



- ♦ Modern mid terrace unit on popular estate.
- ♦ Allocated on-site parking.
- ♦ Attractive industrial environment.
- ♦ M5 Junction n2 and M6 Junction 9 approximately 4 miles distant

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LOCATION

The property is located on Amphion Court which is situated at the rear of Hale Trading Estate, Lower Church Lane, Tipton. Lower Church Lane is accessed from the main A461 Dudley To Great Bridge Road and a short distance from Gret Bridge centre. Junction 2 of the M5 Motorway lies approximately 4 miles distant with Junction 9 of the M6 Motorway being a similar distance, both of which provide access to the local and national motorway network.

DESCRIPTION

Unit 4 Amphion Court is a mid-terrace industrial workshop/warehouse unit being constructed of steel portal frame with Kingspan steel cladding with brick/block elevations beneath a pitched and lined roof incorporating intermittent translucent roof lights and having a concrete floor. High bay lighting is provided to the warehouse with fluorescent striplights to other areas. The minimum eaves height is approximately 23'11" (7.2m) rising to approximately 25'10" (7.8m). Vehicular access is via the roller shutter door to the front elevation measuring approximately 13'7" (4.1m) wide by 16'11" (5.1m) high and there is a fire exit door at the rear of the warehouse. A separate pedestrian access leads into the reception area. The ground floor consists of reception area, kitchenette, WC facilities, meeting room/office, understairs storage area, access to warehouse and stairs leading to two further first floor offices, which have suspended ceilings, plastered and painted walls, perimeter trunking and covered flooring. The property benefits from 3-phase electricity, gas radiator central heating (not tested), a comfort cooling system to the rear first floor office (not tested) and emergency lighting throughout. Security shutter are installed to the ground floor entrance door, fire exit door and windows.

ACCOMMODATION

	Sq ft	Sq m
Unit 4	2,205	205

OUTSIDE

The property benefits from 3 allocated parking spaces, which are located in front of the building with a loading/unloading area. Further parking is available on-site. An external security light is also fitted to the front of the unit.

TENURE

We advised that the property is freehold and will be sold with vacant possession upon completion.

PURCHASE PRICE

£275,750 subject to contract.

SERVICE CHARGE

We are advised that currently there is no service charge payable on the estate.

RATES

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

Rateable Value:	£28,250
Rates Payable:	£14,096.75 (2026/27)

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

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted do not include VAT which **is** payable at the current prevailing rate.

PLANNING

Interested parties are advised to make their own enquiries with Sandwell Metropolitan Borough Council.

EPC

An EPC has been carried out on this property and has been awarded a grade 71 C

WEBSITE

Photography and further information is available at bulleys.co.uk/4amphionct

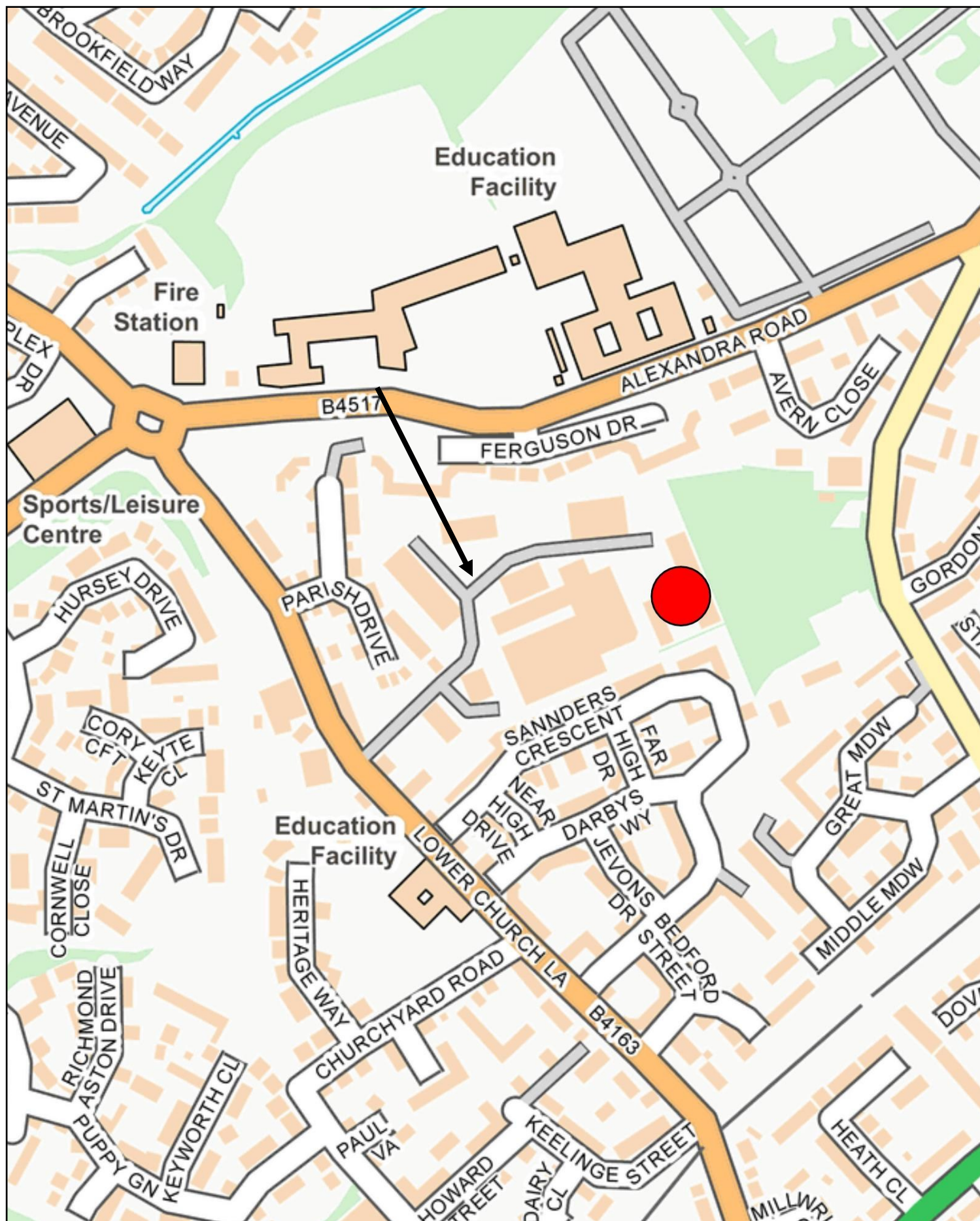
What3words: [sleeps.zeal.trying](https://www.what3words.com/sleeps.zeal.trying)

VIEWING

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

Details prepared: 05/2026





IMPORTANT NOTICE

Bulleys for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (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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