

VAUGHAN 153

V153

Brand New Industrial Warehouse Unit

153,000 sq ft To Let
Available Q4 2023



Vaughan Park, Tipton, DY4 7UJ

Junction 2 M5

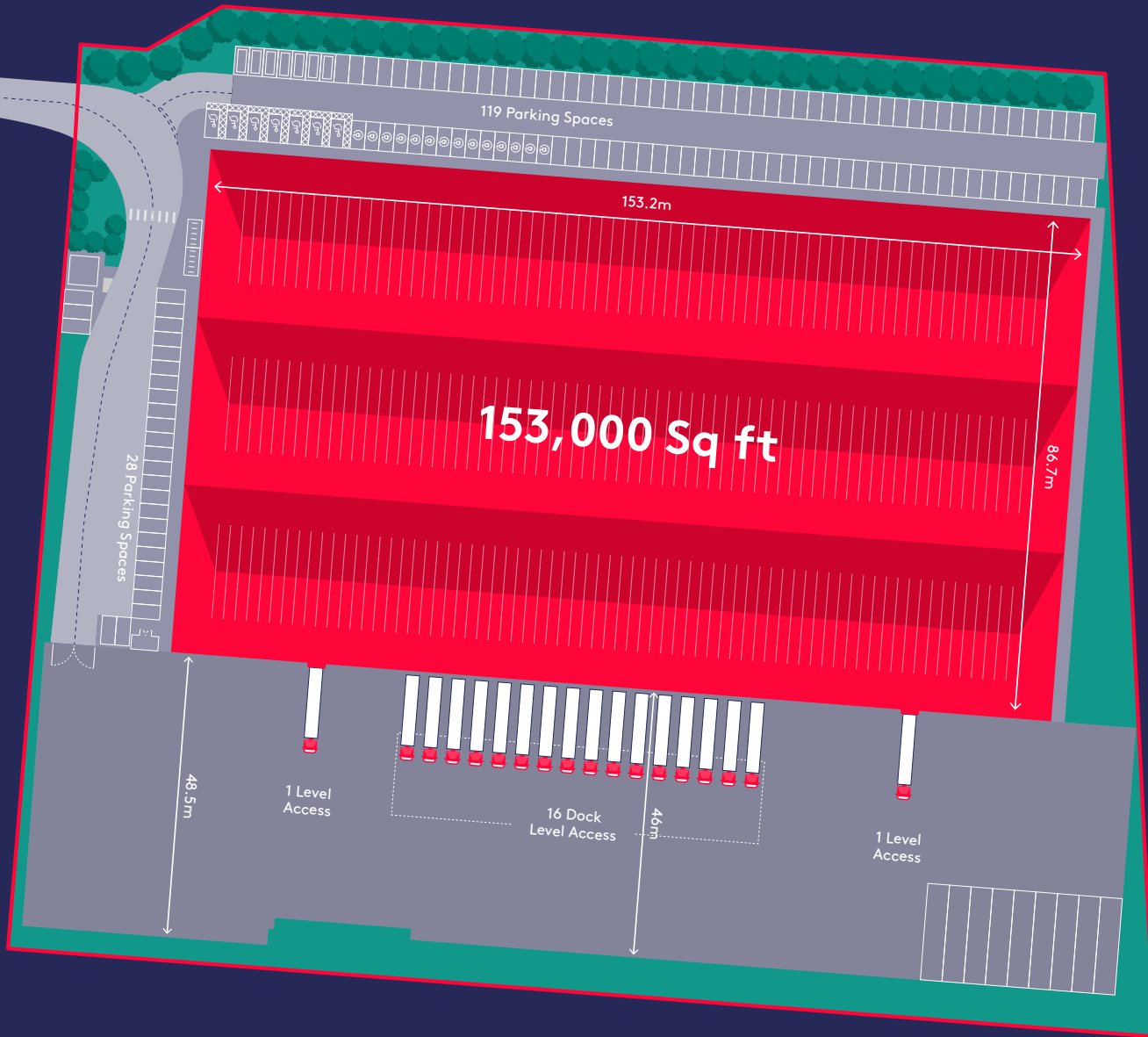
Vaughan 153

Vaughan 153 will comprise a 153,000 sq ft (9,476 sq m) new industrial/warehouse unit of steel portal frame construction. The unit will be constructed to an excellent specification, including a large secure yard, 16 dock level loading doors, modern office accommodation and a minimum eaves height of 15m.

Accommodation

Phase 4	Sq ft	Sq m
Ground Floor Warehouse	143,000	13,285
First Floor Office	5,000	465
Second Floor Office	5,000	465
Total	153,000	14,215





Specification



15m Internal
Clear Height



Up to 48.5M
Yard Depth



16 Dock Level
Doors Including
2 Double Height



2 Level
Access Doors



800 kVA Power
Supply



Floor Loading
50 kN/m²



147 Car
Parking Spaces



14 EV
Charging Spaces



10% Roof
Lights



BREEAM Target
Rating Excellent



EPC Target
Rating A



LED Office
Lighting



24 Hour on
Site Security



Excellent
Motorway Access



28 Acre
Industrial Estate

Road	Distance (miles)
M5 J2	2.5
A4123	2.5
M54	9.9
M6 J2	9.9
M6 J8	11.1
M42	14.3
M6 Toll	17.7

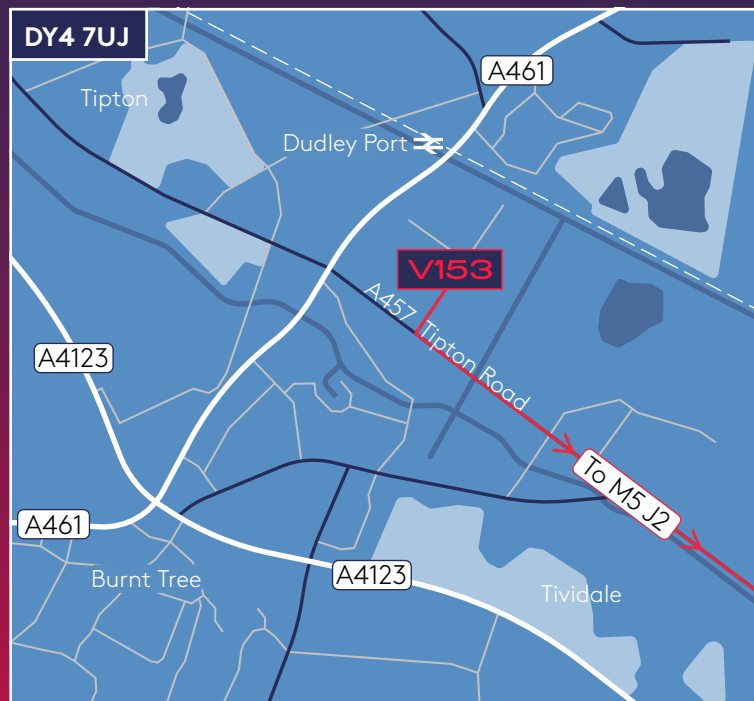
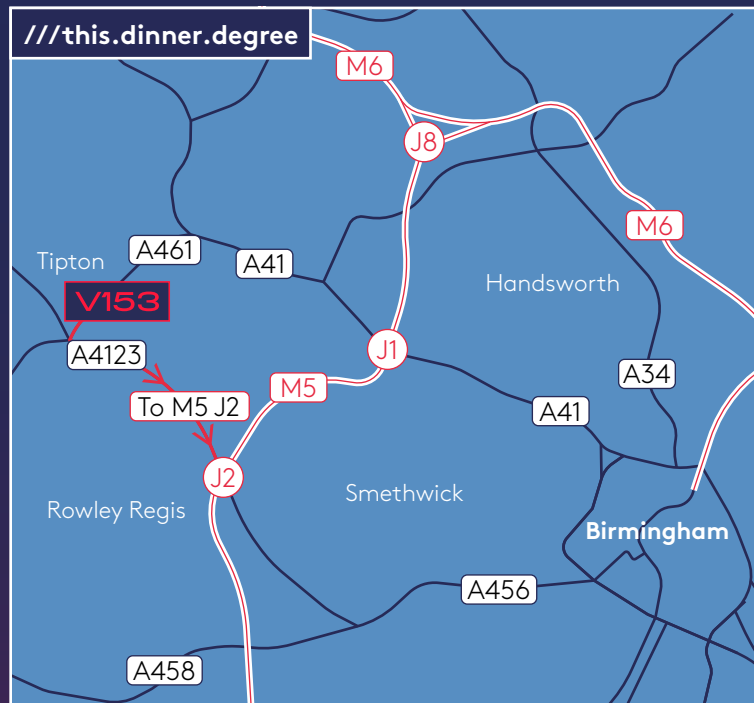
Rail	Time (minutes)
Tipton	6
Birmingham New Street	20
Birmingham Moor Street	24

Air	Time (minutes)
Birmingham	35
Manchester	1hr 20
Liverpool	1h 40

Location

Vaughan 153 occupies a key strategic West Midlands location, providing excellent accessibility to the motorway network and major destinations of Birmingham, Walsall, Wolverhampton, Tipton, Oldbury and Dudley.

Junctions 1 and 2 of the M5, motorway are approx 2.5 and 4 miles respectively from the property, providing excellent access to the national motorway network, via the M6, M6 Toll, M42 and M54.



Lease Terms

Available on request.

Rateable Value

Available on request.

Further Information

For further information contact below.

CBRE
 0121 616 5555
www.cbre.co.uk

Luke Thacker

luke.thacker@cbre.com
 07733 308 558

Darby Key
darbykey.co.uk
 0121 647 3541

James Darby

james.darby@darbykey.co.uk
 07951 147 417

KENNEDY WILSON

TUNGSTEN
 PROPERTIES

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