



Canalside • 9A Narrowboat Way • Dudley • West Midlands DY2 0XQ

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**TO LET**  
**a range of small**  
**WORKSHOP/WAREHOUSE UNITS**  
**BRICK KILN STREET**  
**TIPTON**  
**WEST MIDLANDS**  
**DY4 8ET**

**\* 274 sq.ft. (25.46 sq.m.), 551 sq.ft. (51.21 sq.m.) and  
789 sq.ft. (73.33 sq.m.) G.I.A. approx. \***

**\* Flexible Terms \***

**\* Popular Area \***

## **LOCATION**

The units are located on Brick Kiln Street, Tipton (O.S. extract attached). Tipton Railway Station is situated close by.

## **DESCRIPTION**

The units comprises a range of single storey buildings of brick construction with a variety of roof coverings. The buildings comprise a workshop with office (building No. 2) and adjoining workshop (building No.3). Building No. 4 comprises a workshop with a height to ceiling of 2.94 m. (9'8"). Building No. 4 includes a toilet.

## **ACCOMMODATION (Gross Internal Area) & RENTS**

Building No. 2-	551 sq.ft. (51.21 sq.m.)	-	£45 per week.
Building No. 3-	274 sq.ft. (25.46 sq.m.)	-	£25 per week.
Building No. 4-	789 sq.ft. (73.33 sq.m.)	-	£65 per week.

## **SERVICES**

All mains services, except gas, are connected. Please note the Landlords/Agents have not tested the services/heating systems.

## **RATING ASSESSMENTS**

To be confirmed.

## **TERMS**

Available with the benefit of a lease or licence for a term to be agreed.

## **FIXTURES AND FITTINGS**

All usual Tenants fixtures and fittings and those not mentioned in these particulars are expressly excluded from the lettings.

## **V.A.T.**

V.A.T. may be levied on the rents etc.

## **VIEWING**

Strictly via the Sole Agents SELLERS (01384) 456789.