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**INDUSTRIAL**

# NAVIGATION POINT

GOLDS HILL WAY, GREAT BRIDGE, **WEDNESBURY DY4 0PY**



**TO LET**

HIGH QUALITY INDUSTRIAL / WAREHOUSE UNITS  
**1,431 - 9,578 SQ FT (133 - 890 SQ M)**

[www.navigationpoint-wednesbury.co.uk](http://www.navigationpoint-wednesbury.co.uk)



# NAVIGATION POINT

## DESCRIPTION

Navigation Point comprises a high quality industrial / warehouse development of 16 units providing a total of 51,305 sq ft.

The scheme is arranged in three blocks with individual units ranging in size from 1,431 sq ft to a standalone unit of 9,578 sq ft with its own dedicated yard area.

## SPECIFICATION

The development has been constructed to a high standard to include:

- Steel portal frame construction
- Microrib and profile composite cladding
- Level access loading doors to each unit
- 4m to underside of haunch
- All mains services connected including 3 phase electric
- Secure site including remotely monitored CCTV system

## REASONS TO CHOOSE NAVIGATION POINT

- Prominent location
- Excellent links to M5 & M6
- 24 hour access
- Flexible terms
- Ample car parking

## ACCOMMODATION SCHEDULE

UNIT	SQ FT	SQ M	UNIT	SQ FT	SQ M
1	4,862	452	9	2,594	241
2	3,249	302	10	2,396	223
3	2,864	266	11	2,412	224
4	4,280	398	12	2,797	260
5	1,433	133	13	2,799	260
6	1,431	133	14	2,594	241
7	2,805	261	15	2,413	224
8	2,798	260	16	9,578	890
			TOTAL	51,305	4,768

## TERMS

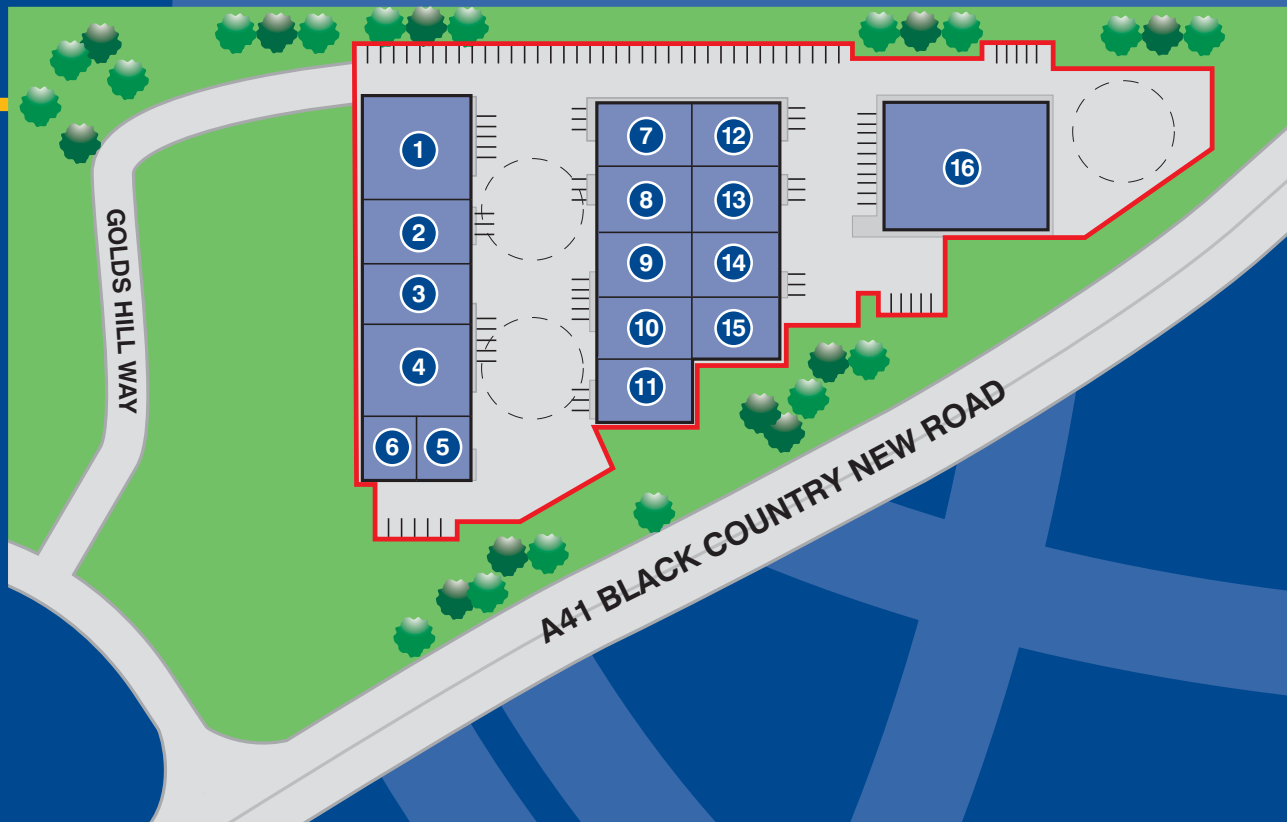
The units are available to let on flexible lease terms as follows:

- Three year tenancy incorporating annual breaks
- Rent payable monthly in advance
- Landlord responsible for structural and external repairs and building insurance
- Tenant responsible for internal repairs, external doors and windows

## PLANNING

The units have planning consent for B1 light industrial, B2 general industrial and B8 storage and distribution uses, with unrestricted hours of operation.

## SITE PLAN



**NAVIGATION POINT • GOLDS HILL WAY, GREAT BRIDGE, WEDNESBURY DY4 OPY**



**LOCATION**

Navigation Point is strategically located adjacent to the A41 (dual carriageway) at Great Bridge, Wednesbury, in the heart of the Black Country in an established business park location. There are excellent road links to the regional and national motorway network – J1 of the M5 and J9 of the M6 are within 3 miles.

**VAT**

All figures are quoted exclusive of, but will be subject to VAT at the prevailing rate.

**FURTHER INFORMATION**

To arrange a viewing or for further information regarding this development please contact one of the joint agents.

**WHITTLE JONES**  
 CHARTERED SURVEYORS  
**0121 523 2929**  
[www.whittlejones.com](http://www.whittlejones.com)

Dawn Webster  
[dwebster@lyntonhouse.com](mailto:dwebster@lyntonhouse.com)

**Lambert Smith Hampton**  
**0121 236 2066**  
 INTERCHANGE PLACE EDMUND ST BIRMINGHAM B3 2TA

Nick Ford  
[nford@lsh.co.uk](mailto:nford@lsh.co.uk)

**BULLEYS**  
[bulleys.co.uk](http://bulleys.co.uk)  
**0121 544 2121**

Steve Perriton  
[steve.perriton@bulleys.co.uk](mailto:steve.perriton@bulleys.co.uk)

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