

Modern industrial/warehouse unit in a prominent position

241m²
(2,595ft²)

- Level access loading door
- 3 Phase electricity
- Ample on-site car parking
- Spacious circulation and loading areas
- Gated estate with monitored CCTV
- 24 hour access
- Located adjacent to the A41 (Black Country New Road)
- Not suitable for auto trade use



TO LET



Location



Gallery



Contact





Location



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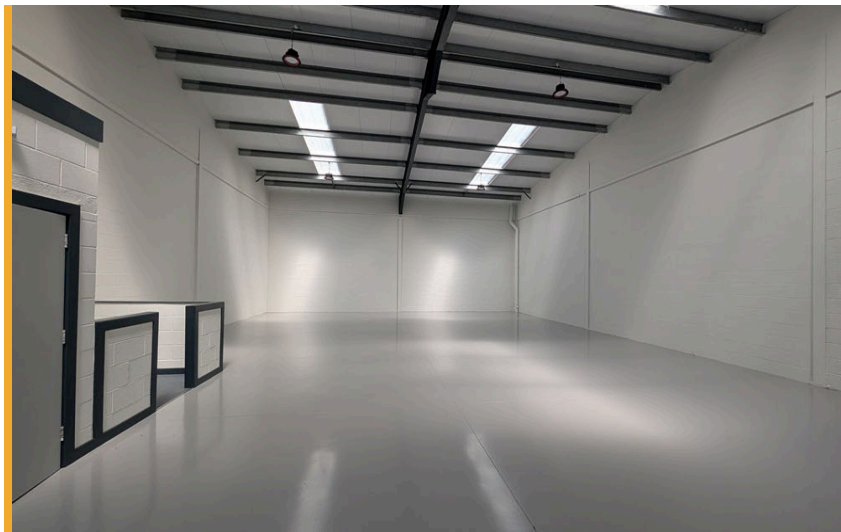


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Location

Navigation Point is strategically located adjacent to A41 Black Country New Road, offering excellent prominence and direct access to major transport routes. The estate sits in Great Bridge, Wednesbury, close to Tipton, in the Borough of Sandwell - approximately halfway between Birmingham and Wolverhampton.

The estate benefits from strong regional connectivity, with Junction 1 of the M5 less than 4 miles away and Junction 8 of the M6 around 5 miles away, providing links to the wider Midlands motorway network. Tipton train station is just over a mile away, offering regular services to Birmingham and surrounding areas. A range of nearby amenities are easily accessible, including an Asda Superstore, McDonald's, along with various local shops and eateries all within a short walk, making it a convenient location for staff and visitors.



Description

Navigation Point is a modern development providing a total of 51,305ft² of high quality industrial/trade counter style units. Arranged in 3 blocks, there are 16 units ranging in size from 1,431ft² up to 9,578ft². The units are constructed of steel portal frame with profile metal composite clad elevations and roofs, with glazing to part of the frontages. Externally, the site is surrounded by steel fencing to part and a gated entrance from Golds Hill Way. The estate also benefits from CCTV coverage.





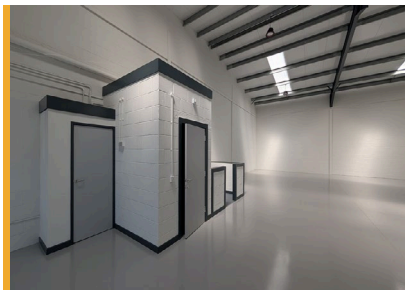
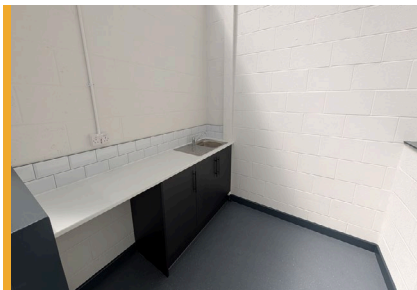
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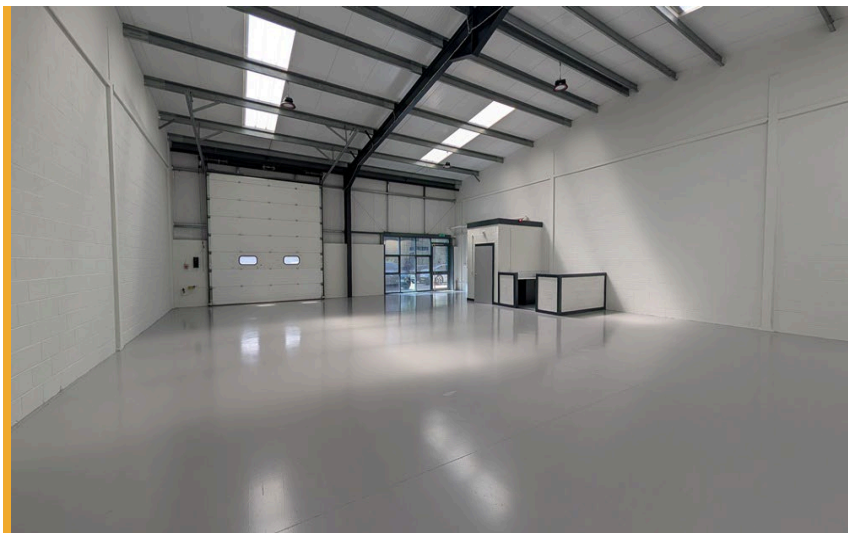


Floor Areas

From measurements taken on site we calculate the unit to be:

241m² (2,595ft²)

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own measurements prior to contract)



Rent

The unit is available on a new lease and we are quoting a rent of:

£25,301.25 per annum
(£9.75 per sq ft)

Maintenance Rent

The unit is subject to a maintenance rent to cover the upkeep and maintenance of common parts of the estate. This currently runs at £3,113 per annum.

VAT

VAT is applicable to the rent and maintenance due.



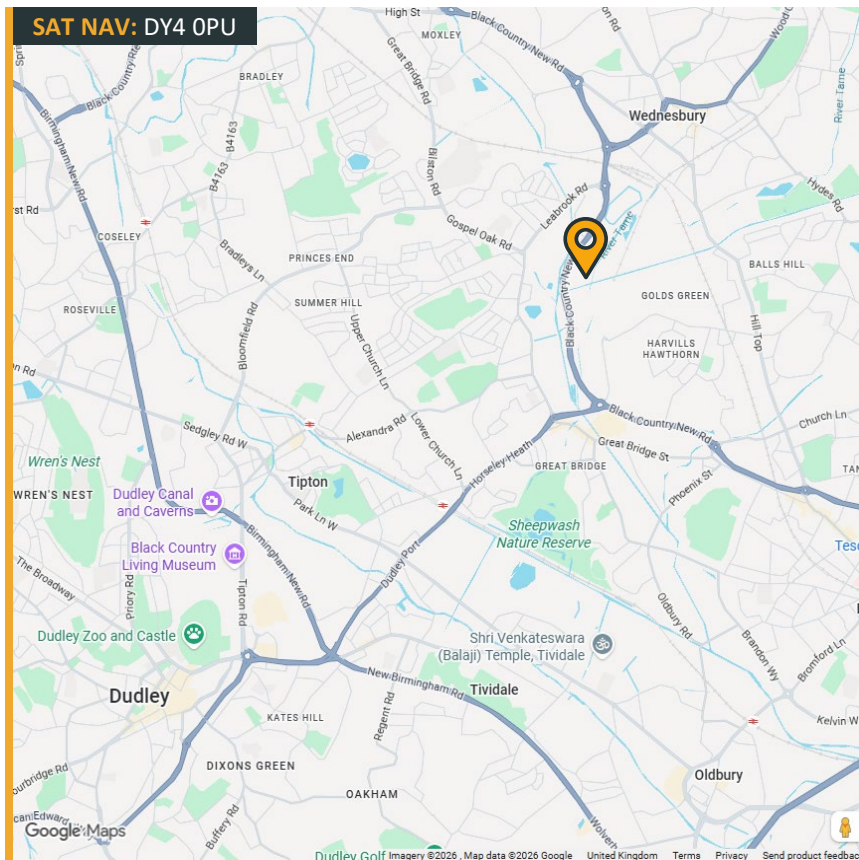
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EPC

The unit has an EPC Rating of C-64.

Business Rates

From enquires of the VOA we understand the following:

Rateable Value from 1 April 2026: £21,500

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of Sandwell Council)

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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03/08/2026

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.