

# VAUGHAN 153

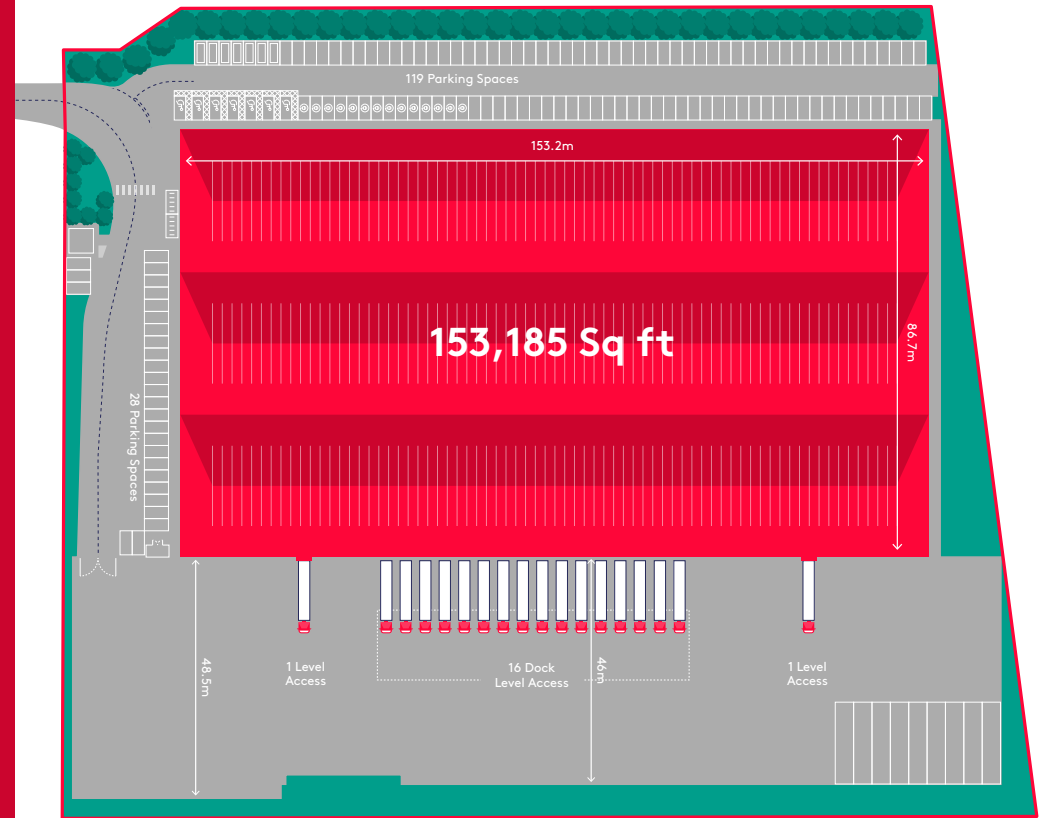
Vaughan Park, Tipton, DY4 7UJ, Junction 2 M5

Brand New Industrial Warehouse Unit

**153,185 sq ft To Let**  
**Available Now**

[vaughan-park.co.uk](http://vaughan-park.co.uk)

# GRADE A - 153,185 SQ FT INDUSTRIAL /WAREHOUSE UNVEILED IN THE HEART OF THE WEST MIDLANDS



V153	Sq ft	Sq m
Warehouse	141,897.94	13,182.76
Ground Floor Office	1,201.19	111.59
First Floor Office	5,043.12	468.52
Second Floor Office	5,043.12	468.52
<b>Total</b>	<b>153,185.38</b>	<b>14,231.40</b>

**VAUGHAN 153:  
CUTTING-EDGE  
INDUSTRIAL  
/WAREHOUSE  
PROVIDING IMPRESSIVE  
HIGH SPECIFICATION**

Vaughan 153 comprises a 153,185 sq ft (14,231 sq m) new industrial/warehouse unit of steel portal frame construction. The unit has been 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.

**LOCAL OCCUPIERS**



15m Internal Clear Height



Up to 48.5M Yard Depth



16 Dock Level & 2 Double Height Doors



2 Level Access Doors



800 kVA Power Supply



Floor Loading 50 kN/m<sup>2</sup>



147 Car Parking Spaces



14 EV Charging Spaces



10% Roof Lights



BREEAM Rating Excellent



EPC Rating A



LED Office Lighting



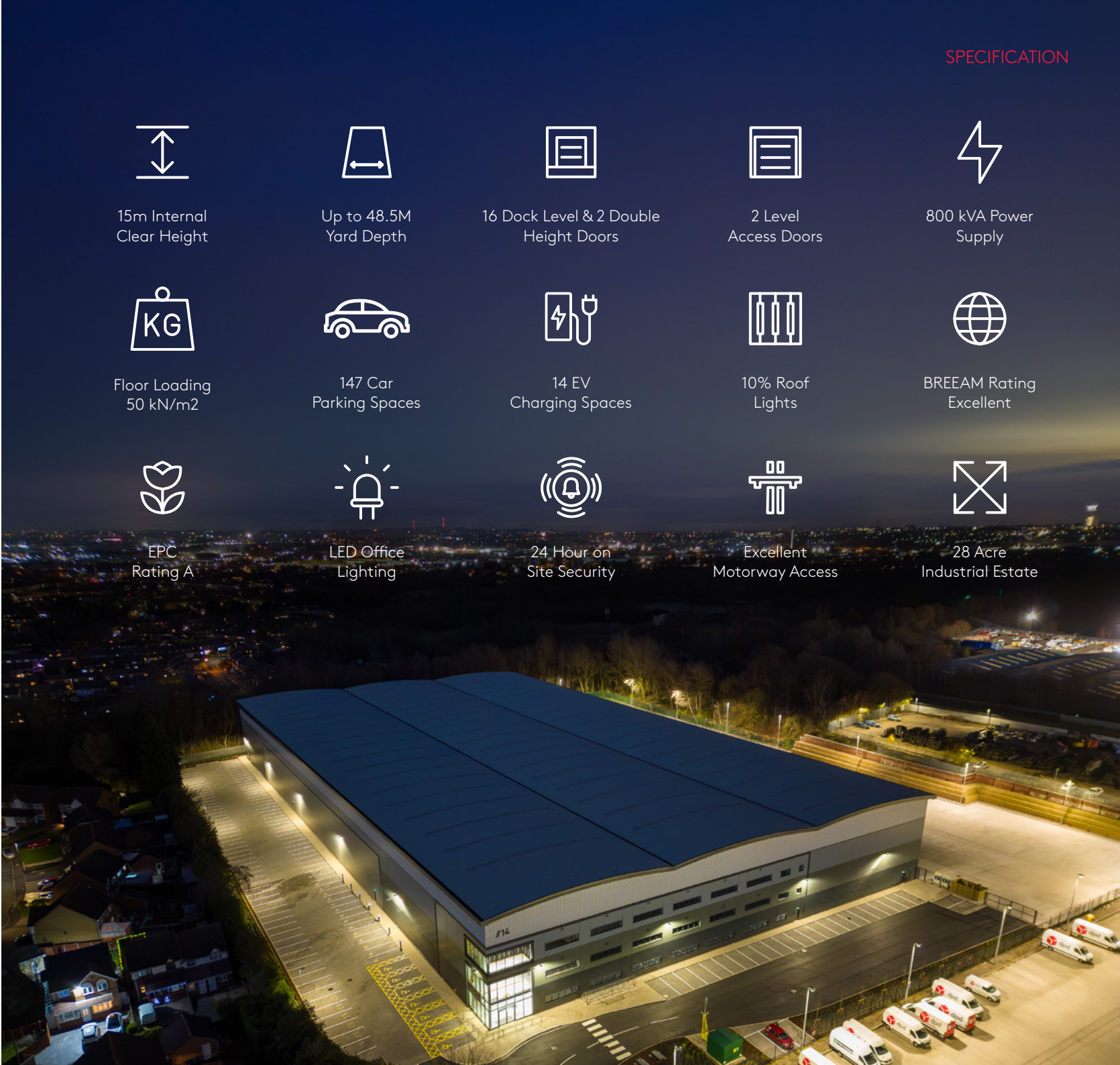
24 Hour on Site Security



Excellent Motorway Access



28 Acre Industrial Estate



## V153

Vaughan Park 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.

**Median full time weekly wage for Black Country residents is the lowest of any LEP.**



## 3 Million People

Approx, Live within a 20 mile radius

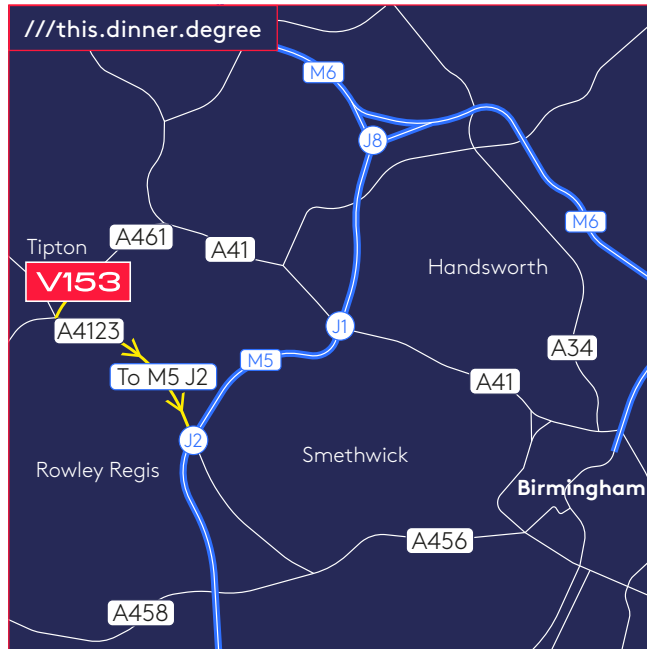
## Manufacturing in the heart of the UK



## Over 550,000 People

of working age within a drivetime of 30 minutes

## LOCATION, DEMOGRAPHICS & CONTACTS



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

**Lease Terms**  
Available on request.

**Rateable Value**  
Available on request.

**Further Information**  
For further information contact below.

KENNEDY WILSON

TUNGSTEN PROPERTIES

CBRE

0121 616 5555  
www.cbre.co.uk

Luke Thacker

luke.thacker@cbre.com  
07733 308 558

Olivia Newport

olivia.newport2@cbre.com  
07920 822 081



James Darby

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

vaughan-park.co.uk