



**NORTHERN TRUST**  
INVESTMENT | DEVELOPMENT | REGENERATION

# NAVIGATION POINT

Great Bridge, Wednesbury, West Midlands DY4 0PU

High Quality Industrial/Warehouse Development

## TO LET

FROM 1,431 SQ FT (132.91 SQ M)  
TO 9,578 SQ FT (889.82 SQ M)



**J9 M6 2.5 MILES**  
**J1 M5 3 MILES**

**Navigation Point** comprises a high quality industrial/warehouse development of 16 units providing a total of 51,305 sq ft (4,766.28 sq m) in individual units ranging in size from 1,431 sq ft (132.91 sq m) to a stand alone unit of 9,578 sq ft (889.82 sq m) with its own dedicated yard area.



Artists Impression



UNIT	SQ FT	SQ M
1	4,862	451.69
2	3,249	301.84
3	2,864	266.09
4	4,280	397.66
5	1,433	133.10
6	1,431	132.91
7	2,805	260.60
8	2,798	259.90
9	2,594	240.97
10	2,396	222.63
11	2,412	224.04
12	2,797	259.88
13	2,799	260.05
14	2,594	240.95
15	2,413	224.15
16	9,578	889.82
<b>TOTAL</b>	<b>51,305</b>	<b>4,766.28</b>

## Reasons to choose Navigation Point...

1. **PROMINENT LOCATION**
2. **NEW BUILDINGS**
3. **EXCELLENT LINKS TO M5 & M6**
4. **COMPETITIVE RENTS**
5. **FLEXIBLE TERMS**
6. **READY FOR OCCUPATION SPRING 07**

### What you get at Navigation Point...

**PROMINENT FRONTAGE TO A41 BLACK COUNTRY SPINE ROAD**

**STEEL PORTAL FRAME CONSTRUCTION**

**MICRORIB AND PROFILE COMPOSITE CLADDING**

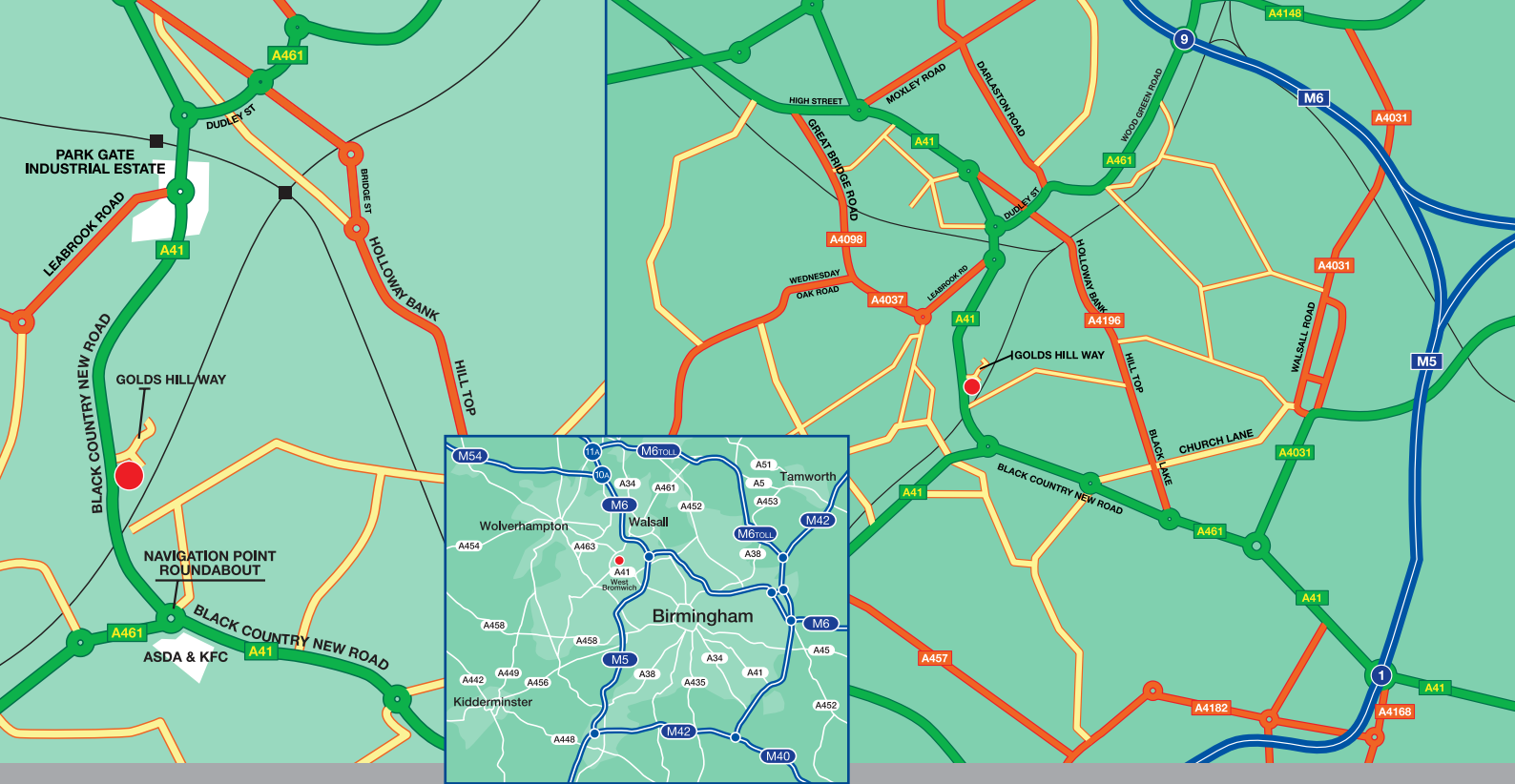
**LEVEL ACCESS LOADING DOORS TO EACH UNIT**

**4M TO UNDERSIDE OF HAUNCH**

**ALL MAINS SERVICES CONNECTED INCLUDING 3 PHASE ELECTRIC**

**ON SITE CAR PARKING**

**SECURE SITE INCLUDING REMOTELY MONITORED CCTV SYSTEM**



**UNITS 1-16 navigation point** GREAT BRIDGE, WEDNESBURY, WEST MIDLANDS DY4 0PU

## Where to find Navigation Point...

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.

## Terms

- Units 1-15 are available to let on flexible lease terms as follows:
- Three year lease incorporating annual breaks
  - Rent payable monthly in advance
  - Landlord responsible for structural and external repairs and building insurance
  - Tenant responsible for internal repairs and external doors & windows

Unit 16 is available to let on a full repairing lease for a term of years to be agreed.

## Planning

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

## Rental

On application to the joint agents.

## VAT

All rents and other outgoings will be subject to VAT at the standard rate.

## Viewing

Strictly by appointment with the joint letting agents.

Dawn Webster  
dwebster@lyntonhouse.com

Steve Perriton  
steve.perriton@bulleys.co.uk

Nick Ford  
nford@lsh.co.uk



Misrepresentation Act

These particulars shall not form any part of any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant. May 2007.

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