

VAUGHAN 153

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



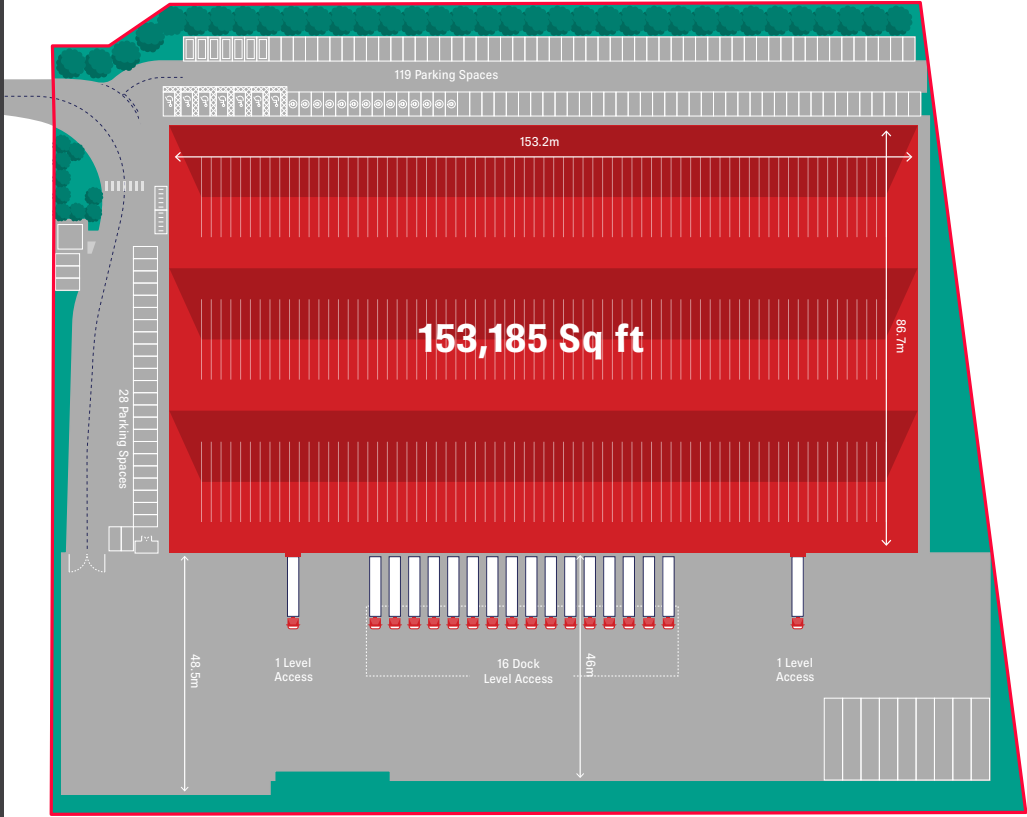
TO LET

Modern Industrial Warehouse Unit

153,185 sq ft

Available from April 2026

GRADE A - 153,185 SQ FT INDUSTRIAL /WAREHOUSE 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
Total	153,185.38	14,231.40

V153

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

Vaughan 153 comprises a 153,185 sq ft (14,231 sq m) 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



Cabauto
The quality within

CLARKE
TRANSPORT & DISTRIBUTION SERVICES



Medical
RAMFOAM
care

SPECIFICATION



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/m²



147 Car
Parking Spaces



14 EV
Charging Spaces



10% Roof
Lights



BREEAM Rating
Excellent



EPC
Rating A



LED Office
Lighting



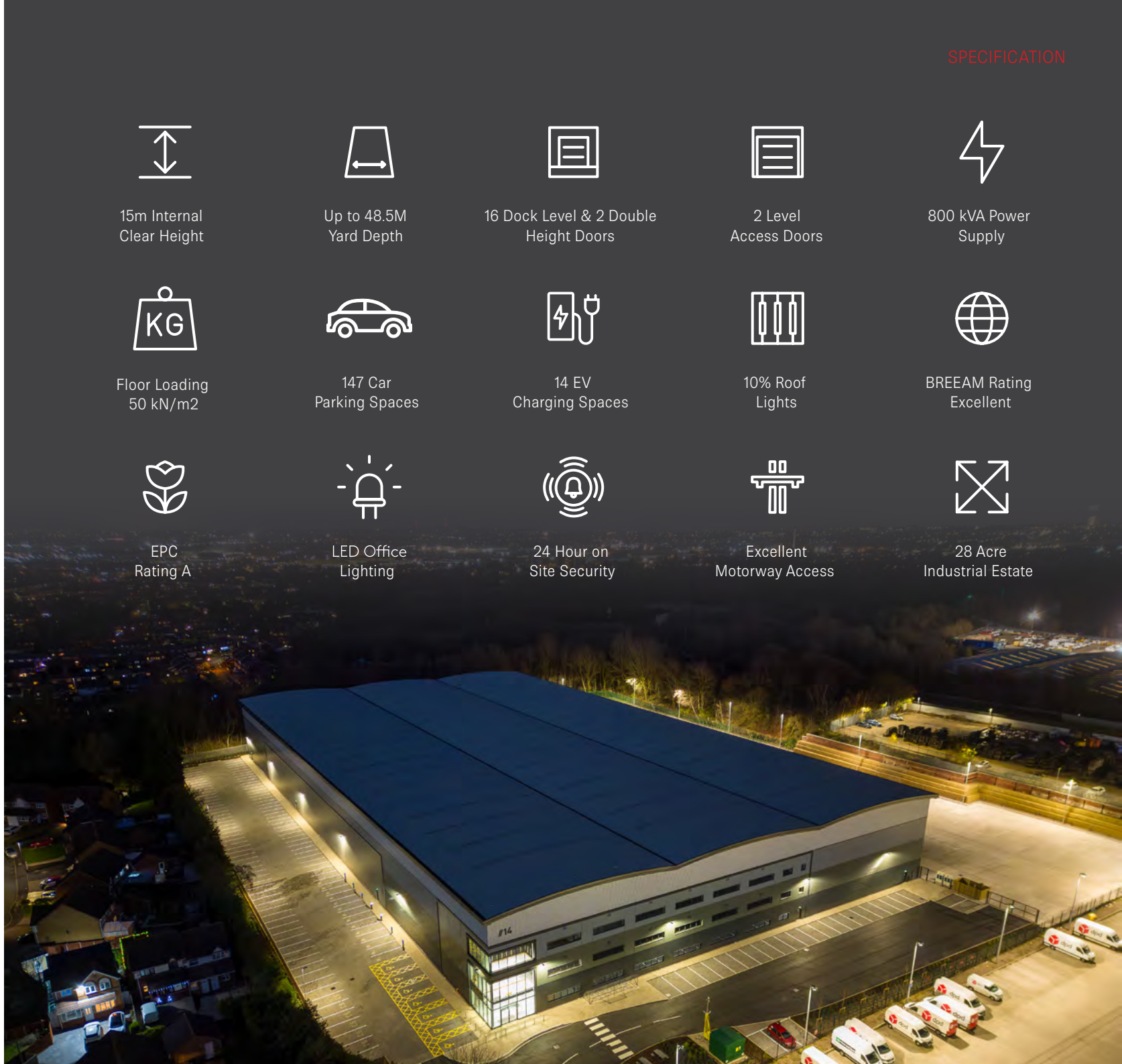
24 Hour on
Site Security



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.



£479

**Black
Country**



£533

**Greater
Birmingham
and Solihull**



£556

**Coventry and
Warwickshire**



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



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

Lease Terms

Available on request.

LOCATION, DEMOGRAPHICS & CONTACTS



Rail	Time (minutes)
Tipton	6
Birmingham New Street	20
Birmingham Moor Street	24
Air	Time (minutes)
Birmingham	35
Manchester	1hr 20
Liverpool	1h 40

Further Information

For further information contact below.



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