

TO LET



FOLKES PROPERTIES¹⁶⁹⁷

INDUSTRIAL WAREHOUSE UNIT AVAILABLE TO LET

Tame Park: Unit B
16,079 sq.ft

Vanguard, Tamworth B77 5DY

Interested? Call our agent on: 0121 647 3541



To Let

16,079sq.ft

- Detached industrial warehouse unit
- 2 storey office block
- Private, secure yard

Warehouse & Office unit. Prime location.

2 miles from **M42 J10**

8 miles from **M6 J4A**

8 miles from **M6 Toll JT4**

11 miles from **Birmingham Airport**

Vanguard, Tamworth B77 5DY

Refurbished unit.

This industrial warehouse unit is situated on Tame Park. Unit B comprises a warehouse unit with integral office accommodation and a private gated service yard.

Located approximately 2.5 miles from Tamworth town center and 16 miles from Birmingham City Centre, Tame Park offers excellent motorway links, just 2 miles from Junction 10 of the M42 and 8 miles from the M6 and Junction T4 of the M6 Toll.

Rental: Upon application, please contact the agent Darby Keye, for details. The property is offered to let on a Full Repairing and Insuring lease for a term of years, to be agreed.

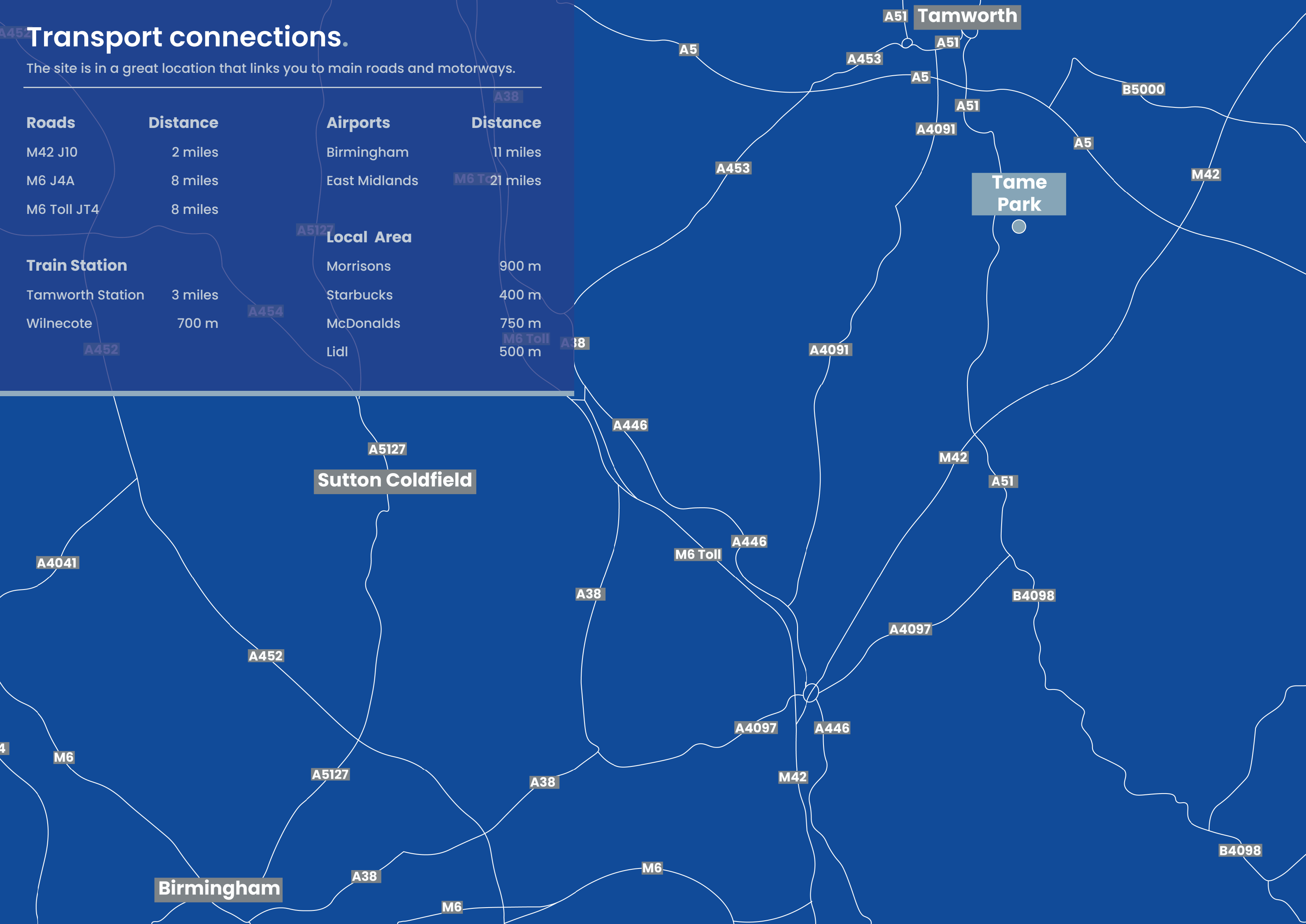
Key features.

Superior specification at a prominent address.

The building provides efficient and cost-effective unit space benefiting from:

- **Detached and self contained unit**
- **Steel portal frame warehouse**
- **7m min. clear working height**
- **Two electric roller shutter doors**
- **c10% Natural roof lighting**
- **Two storey office accommodation**
- **Concrete floor**





Transport connections.

The site is in a great location that links you to main roads and motorways.

Roads	Distance	Airports	Distance
M42 J10	2 miles	Birmingham	11 miles
M6 J4A	8 miles	East Midlands	21 miles
M6 Toll JT4	8 miles		
Train Station		Local Area	
Tamworth Station	3 miles	Morrisons	900 m
Wilnecote	700 m	Starbucks	400 m
		McDonalds	750 m
		Lidl	500 m

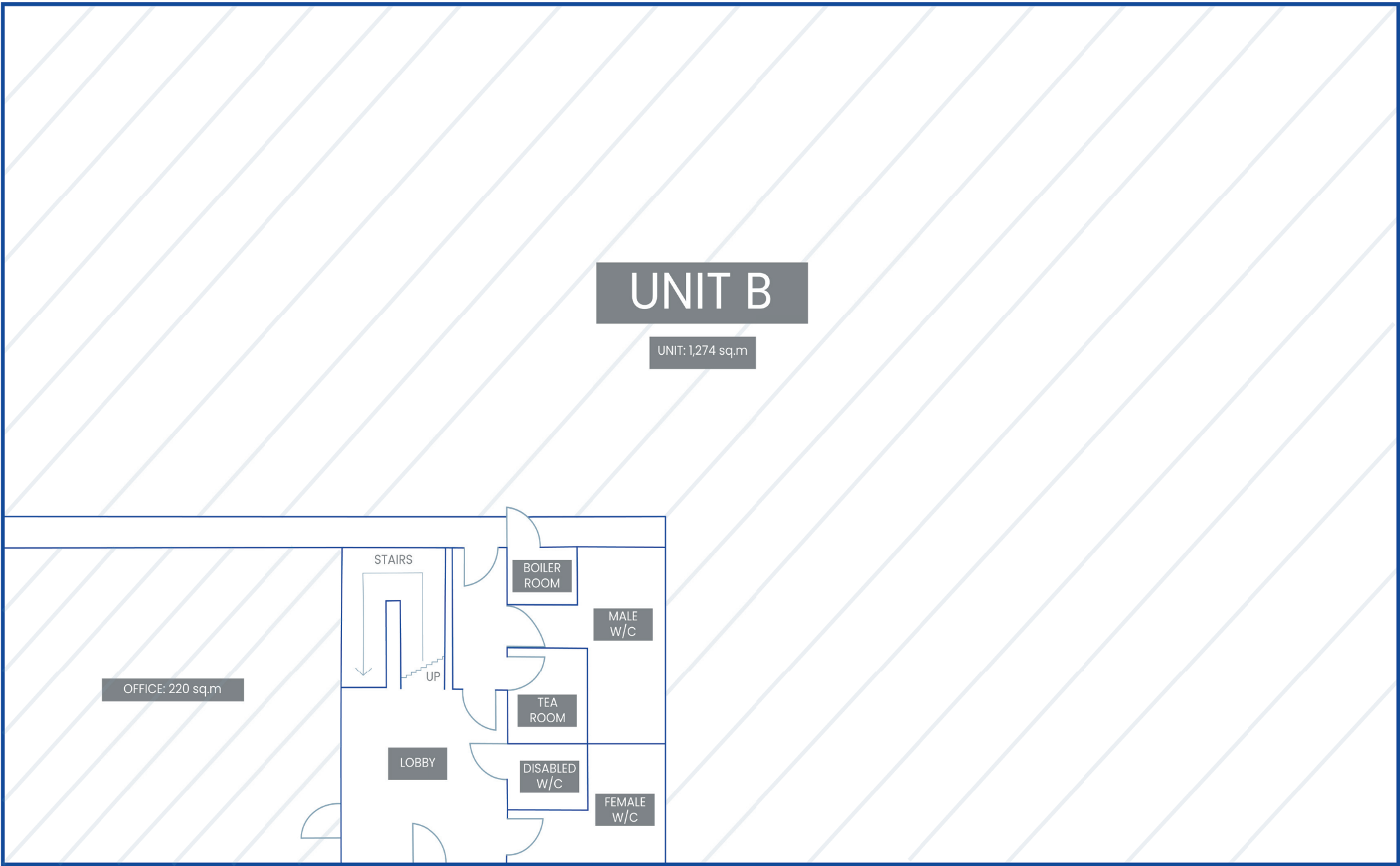
The unit space.

This unit boasts a spacious steel portal frame warehouse with integral two storey office accommodation, WC and kitchen facilities and a private gated service yard.

Available unit space.

This unit boasts a spacious steel portal frame warehouse with integral two storey office accommodation, WC and kitchen facilities and a private gated service yard.

Unit Space	Sq.ft	Sq.m
Unit B	16,079	1,493.79



Legal Costs: Each party will be responsible for their own legal costs.

Service Charge: There is an estate service charge for the upkeep and maintenance of the communal areas. Further details are available on request.

Rateable Value: We are advised by the Valuation Office Agency website that the assessment is as follows: Rateable Value of £95,500.

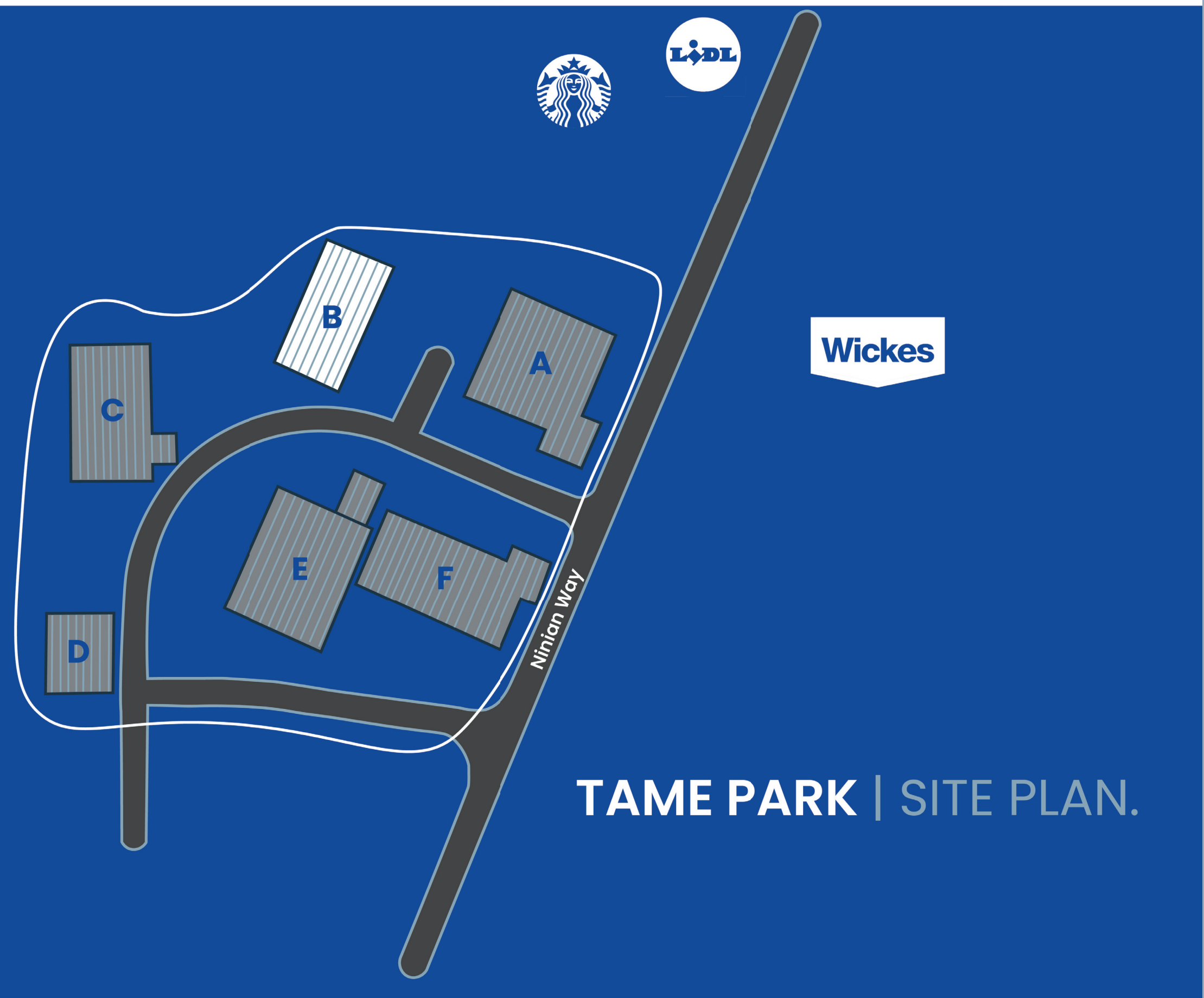
Planning: Interested parties are advised to make their own enquiries with the local authority on 01827 709 530.

EPC: The property is to be refurbished and a new energy performance certificate will be available for review, in due course.

VAT: VAT will be payable on the transaction.

Anti-money Laundering: The money laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed we will request proof of identification for the leasing entity.

The site plan.



FOLKES PROPERTIES 1697
01384 424242

Scott Wheatley
01384 424242
s.wheatley@folkesholdings.com



Chris Keye
0121 647 3541 / 07951 147 421
chris.keye@darbykeye.co.uk

Viewing: Strictly by prior appointment

Email: chris.keye@darbykeye.co.uk

www.folkesproperties.com

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