

TO LET (MAY SELL)

**THE WORKS, GRENDON ROAD, POLESWORTH, TAMWORTH, B78 1NX
13,059 SQ FT (1,213.19 SQ M)**



- Industrial Warehouse / Production unit
- Detached and self contained
- Office content included
- Min. eaves 4.2m
- Private and secure yard

LOCATION

The property is located on Grendon Road in Polesworth, approximately 4 miles east of Tamworth and within easy reach of J10 of the M42 motorway and A5 trunk road.

DESCRIPTION / SPECIFICATION

The premises comprise of a detached, self-contained industrial warehouse / production unit benefitting from the following specification:

- Clear span, twin bay, steel portal frame warehouse
- Clear working height 4.2m – 5.6m
- Integral office accommodation with separate entrance and hall
- 2 level access, (one is electric) roller shutter doors
- Lighting to warehouse
- Roof mounted gas fired warm air blowers
- Substantial load bearing mezzanine floor approx. 1,726.11 sq.ft. / 160.36 sq.m.
- Male and female w.c.s
- Private service yard
- Car parking to the front of the property

ACCOMMODATION

	SQ M	SQ FT
Warehouse & Offices	1,213.19	13,059
Mezzanine	160.3	1,726

RENT

On application

BUSINESS RATES

RV (2017) - £33,750

Rates Payable 2017/18 - £16,166

PLANNING

B1, B2 & B8

TENURE

The premises are available by way of a new Full Repairing & Insuring lease for a term to be agreed.

LEGAL COSTS

Each side to bear their own.

VIEWINGS

James Darby

Darby Keye Property

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More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

65 This is how energy efficient the building is.



Misrepresentation: Darby Keye Property give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Darby Keye Property, or its joint agents, has any authority to make any representation or warranty whatsoever in relation to this property.

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