

**RIVERSIDE INDUSTRIAL ESTATE, ATHERSTONE STREET, FAZELEY, TAMWORTH B78 3RW
5,598 – 8,706 SQ FT (520.07 – 808.81 SQ M)**



- Modern Warehouse Accommodation
- Clear Span, Portal Frame Construction
- Minimum Height to Underside of Haunch Ranging from 4.58m to 6m
- Integral Offices
- 2.7 Miles from J10 of the M42
- Close to the A4091 and Tamworth Town Centre
- Potential for Trade Counter Usage, Subject to Planning

LOCATION

Riverside Industrial Estate is an established industrial and warehouse development to the south of Tamworth town centre, close to the A4091 and approximately 2.7 miles from junction 10 the M42.

The Estate benefits from a prominent position, fronting the B5404 Atherstone Street providing excellent visibility to passing traffic. Tame Valley Industrial Estate and Ventura Retail Park are located just 1.4 miles and 1.2 miles away from the Riverside Industrial Estate.



ACCOMMODATION / RENT / RATING ASSESSMENT

	SQ M	SQ FT	RENT (PA EXCLUSIVE)	RATEABLE VALUE 2018/19
UNIT R	520.07	5,598	£37,787	£49,000
UNIT H	770.72	8,296	£49,776	£35,000
UNIT P	808.81	8,706	£52,236	£41,250

VIEWINGS

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DESCRIPTION

Modern industrial / warehouse premises including the following:

- Clear span portal frame construction
- Minimum height to underside of haunch ranging from 4.58m to 6m
- Level loading access
- Integral offices
- Male and female WC/wash facilities
- On-site parking and vehicle loading

SERVICE CHARGE/BUILDINGS INSURANCE

An estate service charge is payable for the maintenance and management of the estate's common parts and services. The service charge is available on application.

The Landlord will recover its costs in insuring the buildings. Full details can be provided on application.

TENURE

Available on a new lease for a term to be agreed.

PLANNING

We are advised that the property has consent for B1 (light industrial), B2 (general industrial) and B8 (storage and distribution). There may also be potential for trade counter usage. Interested parties are advised to make their own enquiries with Lichfield District Council.

VAT

VAT will be charged at the prevailing rate.

EPC

A copy of the EPC for each unit will be available for inspection if required.



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