

TO LET



UNITS FROM **8,000 to 16,000 sq.ft**

# riverside

INDUSTRIAL ESTATE

**ATHERSTONE STREET, FAZELEY, TAMWORTH B78 3RW**



**riverside**  
INDUSTRIAL ESTATE

**IDEAL FOR TRADE COUNTER USE\***

## 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.

## DESCRIPTION

Modern industrial / warehouse premises including the following:

- Clear span portal frame construction
- Height to eaves 6m
- Tea points included
- LED lighting throughout
- Male and female WCs
- On-site parking and vehicle loading

\*Subject to planning

AVAILABLE  
**NOW**

### **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.

### **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.

### **TENURE**

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

### **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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## AVAILABILITY

The following newly refurbished units are immediately available to let:

	SQ FT	SQ M
<b>UNIT H</b>	8,296	770.7
<b>UNIT J</b>	8,339	774.7
<b>UNIT H + J COMBINED</b>	16,635	1,545.4
<b>UNIT I + SECURE YARD</b>	8,035	746.5
<b>UNIT L</b>	9,312	865.1
<b>UNIT R</b>	UNDER OFFER	



**FOR VIEWINGS, CONTACT THE JOINT AGENTS:**

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