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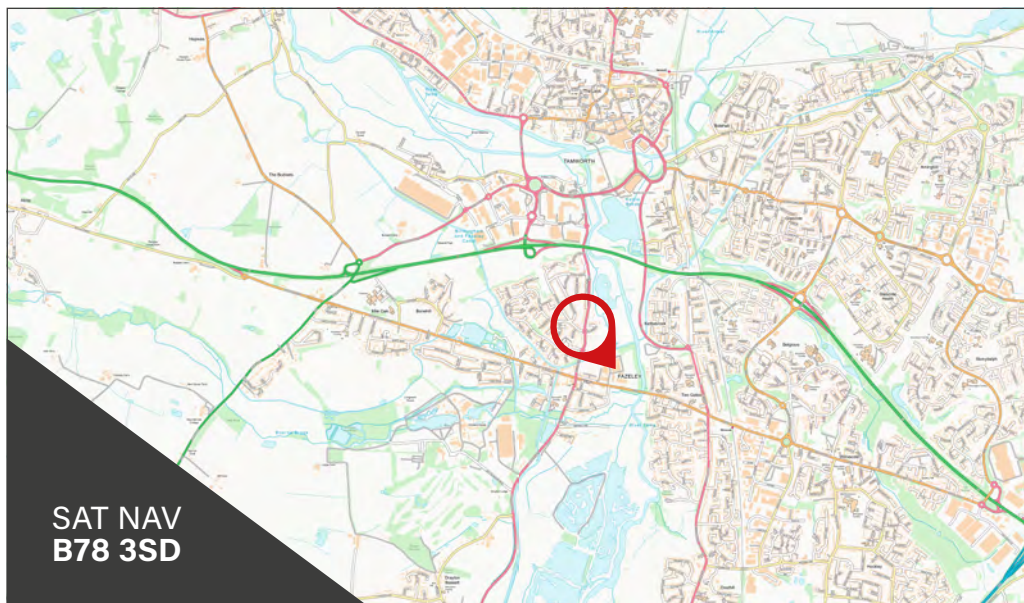
- › Clear Span, Portal Frame Construction
- › Height to Eaves 6.25m (approx.)
- › Includes 1 x 2.5 tonne crane (Unit W)
- › Includes Offices
- › 2.7 Miles from J10 of the M42
- › Close to the A4091 and Tamworth Town Centre

**UNDERGOING COMPREHENSIVE REFURBISHMENT**

# UNIT V&W RIVERSIDE INDUSTRIAL ESTATE

ATHERSTONE STREET, FAZELEY, TAMWORTH B78 3SD

**15,430 SQ FT (1,433.48 SQ M)**  
MODERN WAREHOUSE ACCOMMODATION



## 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.

- > **M42 J10** - 2.7 miles
- > **Tame Valley Industrial Estate** - 1.4 miles
- > **Riverside Industrial Estate** - 1.2 miles

**LOCATED IN AN ESTABLISHED INDUSTRIAL AND WAREHOUSE DEVELOPMENT**

## DESCRIPTION

Modern industrial / warehouse premises, comprising of the following:

- > **CURRENTLY UNDERGOING COMPREHENSIVE REFURBISHMENT**
- > 6.25m Eaves height
- > 2 Level access roller shutter doors
- > 1 x 2.5 tonne craneage installed (Unit W)
- > Forecourt loading / service yard
- > Lighting to warehouse
- > Heating to warehouse
- > Two storey offices and welfare accommodation
- > On site parking
- > Secure gated access onto the estate



## ACCOMMODATION

UNITS V& W	SQ FT	SQ M
Warehouse	12,668	1,176.9
Ground floor office	1,089	101.17
First floor office	1,033	95.96
Warehouse office	640	59.45
<b>TOTAL</b>	<b>15,430</b>	<b>1,433.48</b>



## 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.

## RENT

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.

## RATEABLE VALUE

Rateable Value - £76,000 (April 2023)

## VAT

VAT will be charged at the prevailing rate.

## EPC

The property has an Energy Performance Rating of C-53.

## ANTI MONEY LAUNDERING

The anti 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.

## VIEWINGS



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