

TO LET

- › Detached and self contained
- › 7m eaves
- › 3 Level loading doors
- › Two storey office content
- › Large gated service yard
- › Separate, dedicated car parking

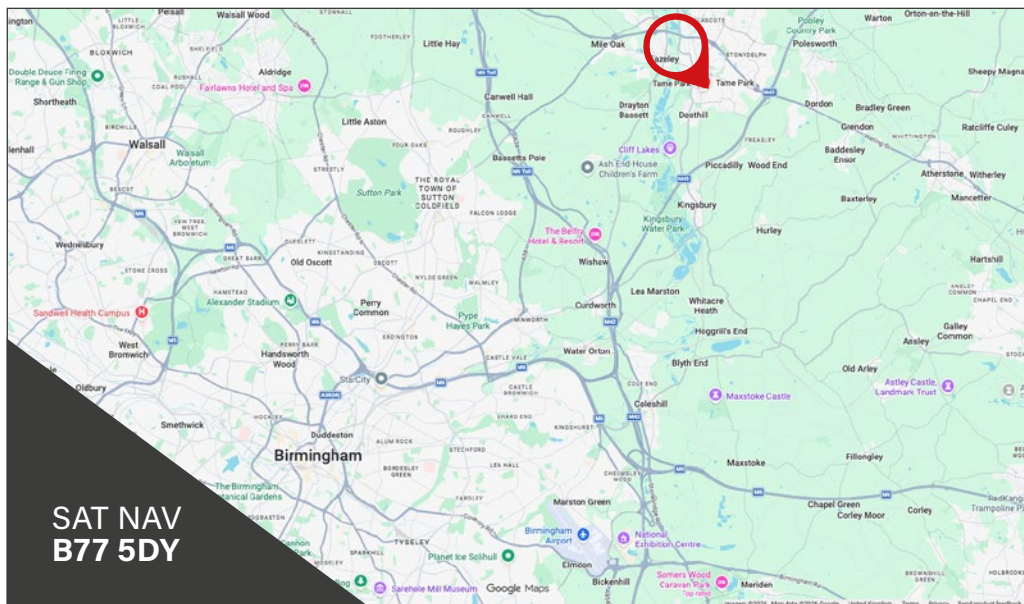
PROMINENT & ESTABLISHED J10 M42 LOCATION

UNIT E TAME PARK

VANGUARD, TAMWORTH, B77 5DY

28,975 SQ FT (2,691.86 SQ M)
MODERN INDUSTRIAL / WAREHOUSE UNIT
WITH PRIVATE GATED SERVICE YARD

UNIT E TAME PARK VANGUARD, TAMWORTH, B77 5DY



SAT NAV
B77 5DY

LOCATION

The property is located on Tame Park which is approximately 2.5 miles from Tamworth town centre and 16 miles from Birmingham City Centre. Tame Park benefits from good motorway links, 2 miles from Junction 10 of the M42 and is 8 miles to the M6 and Junction T4 of the M6 Toll.

- > **Tamworth town centre** - 2.5 miles
- > **Birmingham City Centre** - 16 miles
- > **M42 J10** - 2 miles
- > **M6** - 8 miles
- > **M6 Toll T4** - 8 miles

DESCRIPTION

The property comprises a modern, detached industrial / warehouse unit which includes :

- > steel portal frame
- > 7m clear working height
- > x3 electric roller shutter door
- > lighting to warehouse
- > two storey office content
- > a private gated service yard
- > separate, dedicated car parking

TAME PARK BENEFITS FROM GOOD MOTORWAY LINKS

ACCOMMODATION

	SQ FT	SQ M
Warehouse	21,566	374.62
Ground floor office	4,032	313.73
First floor offices	3,377	2,003.56
Total	28,975	2,691.91

RENT

The passing rent is £235,056 per annum exclusive (just £8.11 per sq ft).

TENURE

The premises are available by way of a sub lease until the break in September 2029, or via assignment (the head lease expires September 2034). Alternatively, the landlord may give consideration to a new FRI lease.

SERVICE CHARGE

A service charge is levied for the maintenance of common areas and estate security. Further details available from the agents.

RATEABLE VALUE

£192,000

EPC

B - 50





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LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate

MONEY LAUNDERING

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

FOR VIEWINGS

**CONTACT
THE AGENTS**



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