

BY DIRECTION OF THE FREEHOLDERS
TO LET UPON A NEW LEASE

**AN ATTRACTIVE AND CONVENIENTLY SITUATED
FIRST FLOOR SUITE OF SELF CONTAINED OFFICE BUILDING
WITH GENEROUS PARKING FACILITIES**



PLEASE ASK ABOUT
INCENTIVES

AT VICTORIA HOUSE
CYGNET DRIVE
(OFF LICHFIELD ROAD)
TAMWORTH B79 7RU

1,722 SQ. FT. (159.98 SQ. M.) NET

EDGE OF TOWN CENTRE POSITION
7 FORMAL CAR PARKING SPACES (1 PER 223 SQ. FT. NET)
FULLY HEATED AND PART COOLED

COMPETITIVE TERMS

TELEPHONE: 01827 61144

FACSIMILE: 01827 310820

Calders for themselves and for the Vendors of this property whose agents they are, give notice that:-
These particulars do not constitute any part of an offer or a contract.

All statements contained in these particulars as to this property are made without responsibility on the part of Calders for the Vendor. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Calders nor any person in their employment any authority to make or give, any representation or warranty in relation to this property.



3 VICTORIA ROAD TAMWORTH
STAFFORDSHIRE B79 7HL

E-mail: enquiries@calderssurveyors.com
www.calderssurveyors.com

A self-contained first floor suite of offices within an attractive and pleasantly situated detached and self contained office building accessed from Cygnet Drive leading from Lichfield Road on the edge of Tamworth town centre and within walking distance of the shops and amenities of Tamworth town centre.

Vehicle access to these premises is excellent as via Lichfield Road it is within two minutes drive of the gateway to Tamworth (Junction A5/A453/A51) at Ventura Retail Park and Junction 10 of the M42 is within five minutes drive to the east and Junction T5 of the M6T is within ten minutes drive to the west.

Birmingham City Centre, The National Exhibition Centre and both Birmingham International and East Midlands Airports are within easy drive distance.

This is very well presented, fitted and functional space ideal for a variety of professional or administration based users and produces a total net internal area of 1,722 sq. ft. (159.98 sq. m.). The suite is independently accessed.

The space is currently partitioned into a series of private offices and open plan area together with catering and WC/wash facilities. This can however be altered. A layout plan follows hereto.

The space is carpeted throughout complete with lighting, gas fired central heating, perimeter cable trunking to most areas and comfort cooling to the first floor.

To the exterior the building this suite has seven dedicated private vehicle parking spaces within a tarmac surfaced parking area with pleasant perimeter planting and soft landscaping.

GENERAL INFORMATION

LANDLORDS:

Age UK South Staffordshire Limited

VIEWING:

Via the agents
Calders Chartered Surveyors
Telephone: 01827 61144

ENERGY PERFORMANCE CERTIFICATE:

This property has Certificate Reference Number: 0760-0137-7959-5197-7006 and is rated C and can be viewed in full at www.ndepregister.com

RATING ASSESSMENT:

The first floor awaits a separate assessment. Interested parties should make their own further enquiries as appropriate to Tamworth Borough Council Non Domestic Rates Department. Telephone: 01827 709530.

SERVICES:

All main services are connected or available to the premises.

TERMS OF LETTING:

Rental: £17,950 per annum exclusive for a term of Lease by negotiation. The tenant to be responsible for the repair and maintenance of the suite and for refunding to the Landlords their costs of insuring the premises.

A service charge will be payable for the maintenance and management of the exterior of the building and site.

PURPOSE OF THESE PARTICULARS

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate but to a large extent we have to rely on what the client tells us about the property. We are unable to verify every piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of any transaction.

Once you find a suitable property you wish to occupy you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing particulars. For example we have not carried out any kind of survey on the property to look for structural effects and would advise any interested parties to obtain a surveyor's report before committing themselves to a transaction. We have not checked whether any items of equipment with the property (such as heating systems) are in working order and would advise these are checked.

You should also instruct a solicitor to investigate all legal matters relating to the property. Your solicitor will also agree with the owner, landlord or assignor what items (for example fixtures and fittings) will be included in a transaction.

In addition to the above, please read the printed additional guidance on the bottom of the front page.

CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED

Calders Chartered Surveyors & Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Calders Chartered Surveyors & Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Fixtures, Fittings and Services

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

VAT

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Tenure

Calders Chartered Surveyors & Property Consultants have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

Rates / Water Rates

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

Environmental / Asbestos

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

Code of Practice on Commercial Leases

You are advised that the code of practice on commercial leases in England & Wales strongly recommends that you seek professional advice from a qualified surveyor/solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

This Code is available through professional institutions and trade associations or through the web site. www.commercialleasecodeew.co.uk

Energy Performance Certificate

Non-Domestic Building



Victoria House
Cygnet Drive
TAMWORTH
B79 7RU

Certificate Reference Number:
0760-0137-7959-5197-7006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A
0-25

B
26-50

C
51-75

67

This is how energy efficient the building is.

D
76-100

E
101-125

F
126-150

G
Over 150

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 364
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 53.42

Benchmarks

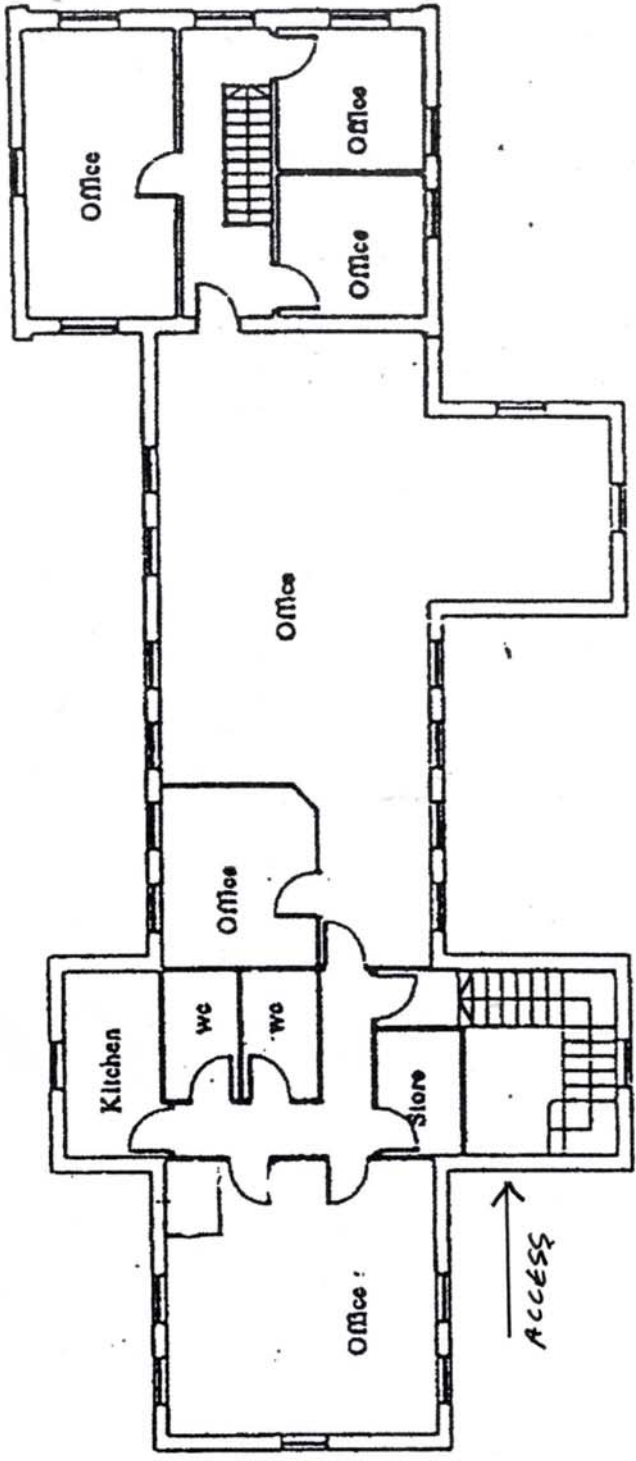
Buildings similar to this one could have ratings as follows:

27 If newly built

71 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.



FIRST FLOOR PLAN

Victoria House Cygnet Drive Tamworth B79 7RU



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Geospatial plc 2013. Plotted Scale - 1:500



Prepared by Calders Chartered Surveyors. 01827 61144

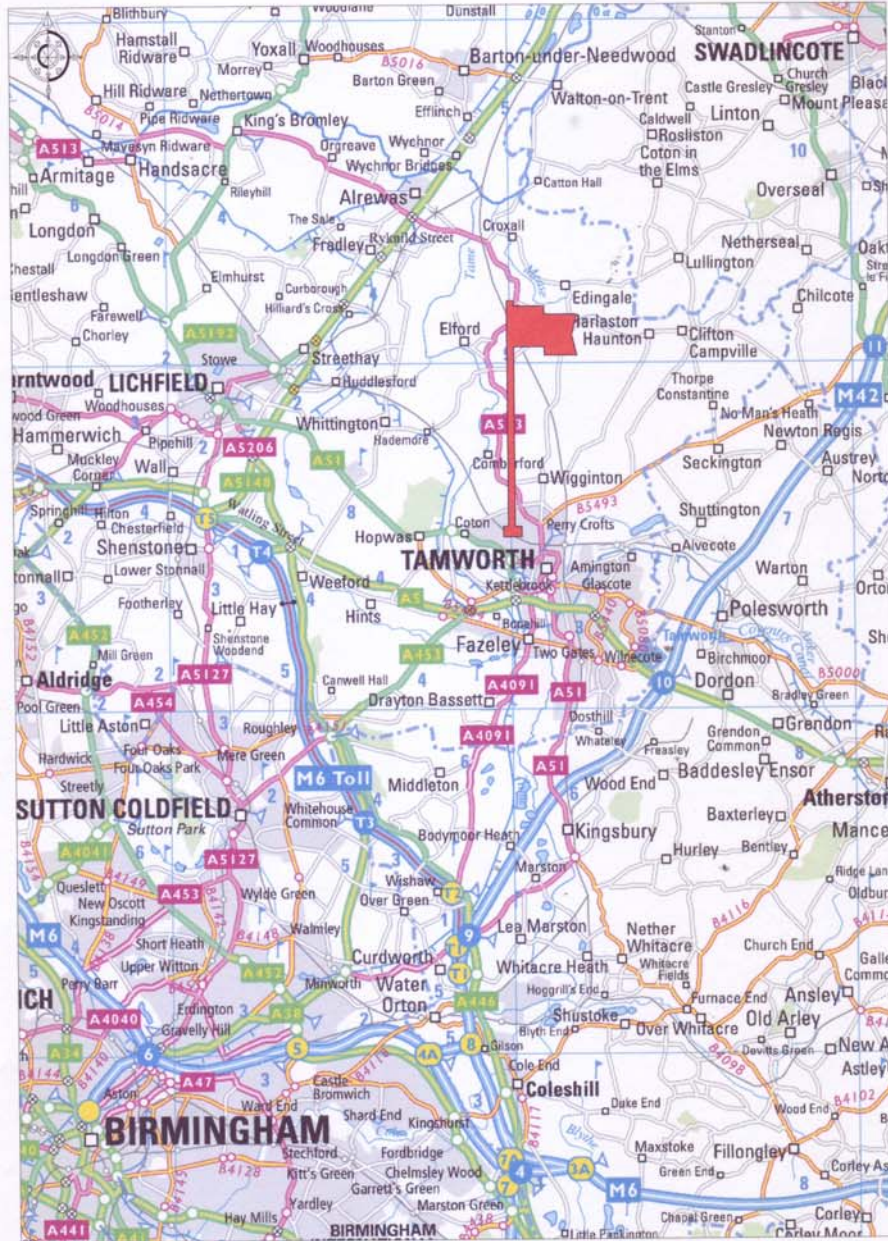
Victoria House Cynet Drive Tamworth. Location



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Victoria House Cygnet Drive Tamworth B79 7RU. Regional location.



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