

BY DIRECTION OF TAMWORTH OFFICES LTD THE FREEHOLDERS
TO LET UPON A NEW LEASE

**A VERY IMPRESSIVE GRADE A MODERN DETACHED
OFFICE BUILDING**

PLEASE ASK ABOUT INCENTIVES



BUILDING C
5 CALICO BUSINESS PARK
SANDY WAY AMINGTON
TAMWORTH B77 4BF

5,946 SQ. FT. (552.51 SQ. M.) NET INTERNAL AREA

A HIGH SPECIFICATION BUILDING INCLUDING

- * RAISED ACCESS FLOOR
- * LG3 LIGHTING
- * 8 PERSON LIFT
- * DOOR CONTROL SYSTEM
- * AIR CONDITIONING
- * DOUBLE GLAZING
- * FULLY ALARMED
- * FULLY COOLED
COMMS ROOM

20 CAR PARKING SPACES

BEING WITHIN A LANDSCAPED AND FULLY MANAGED BUSINESS PARK

**ONLY APPROXIMATELY 2.5 MILES FROM M42 MOTORWAY J10
BEING THE INTERSECTION WITH THE A5 TRUNK ROAD
TAMWORTH TOWN CENTRE WITHIN 5 MINS DRIVE**

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 very impressive and high specification detached two storey office building forming part of this quality location known as Calico Business Park accessed off Sandy Way on the eastern outskirts of Tamworth a location giving ready access to the regional motorway and trunk road network via Junction 10 of the M42 which is approximately five minutes drive to the south. The amenities of Tamworth town centre and Ventura Park are similarly approximately five minutes drive to the west via Glascote Road (B5000).

The building sits slightly elevated within Calico Park and is prominently positioned with an exposed frontage to the passing traffic of Glascote Road.

Tamworth itself is an ideal business location being strategically located at the heart of the Midlands motorway network. The Midlands regional centres of Birmingham, Derby, Leicester and Coventry together with Birmingham International Airport and Nottingham East Midlands Airport are all within approximately twenty minutes drive.

The building is formed around two open foot plates of impressive office space 2,984 sq.ft. (277.25 sq.m.) and 2,962 sq.ft. (275.26 sq.m.) net internal area.



Each floor has a full suite of ladies/gents and disabled WC/wash facilities. There is a kitchen to the first floor. The ground floor has a fitted open plan staff break out area with a comprehensive range of storage cupboards and work surfaces and includes a dishwasher and independent water heater/chiller.

At ground floor level there is an impressive reception area accessed via a staircase linking the two levels and a modern and fully functional lift. There is a fully enclosed Comms Room which is independently air conditioned and a Janitorial Store complete with sink and water supply.

Both foot plates to the building are carpeted. The external and all internal doors have a fitted door control system. The building has a comprehensive security alarm system.

NB: The fit out of the previous tenant is currently still insitu. This will be removed and the space fully refurbished in accordance with this description by the landlords.

Externally the property benefits from twenty dedicated and marked tarmac surfaced parking spaces within the managed central courtyard area and in close proximity to the building.

GENERAL INFORMATION

TERMS OF LETTING:

The building is available to let upon a new Lease for a term to be negotiated at a commencing

rental of £75,000 per annum exclusive payable quarterly in advance. The tenant will be fully responsible for the repair and maintenance and décor of the premises and for refunding to the Landlord the cost of insuring same and the service charge for the maintenance and management of the central courtyard and communal parts of the estate.

RATING ASSESSMENT:

The building has 2015/2016 list assessment of Rateable Value: £88,000
The rates payable hence in year 2015/2016 are £43,384.00

SERVICES:

It is understood that mains water, drainage, gas and electricity are all connected to the premises. However we cannot warrant the connections or the available capacities and interested parties are advised to make their own enquiries of the respective service providers.

ENERGY PERFORMANCE CERTIFICATE:

This property has an Energy Performance Certificate Ref No: 0780/0331/9170/5622/1006 and is Rated B (see attached Extract). This Certificate can be viewed in full at www.ndepcregister.com.

VIEWING:

Via the agents
Calders Chartered Surveyors
Telephone: 01827 61144

MEASUREMENTS & AREAS:

The measurements and floor areas quoted within these particulars should be regarded as approximate figures intended for guidance purposes only. Interested parties should carry out their own measurement survey prior to completion of the lease.

CODE OF PRACTICE ON COMMERCIAL LEASES:

You are advised that the code of practice on commercial leases in England and 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

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 Caldery 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

BUILDING “C” CALICO BUSINESS PARK, SANDY WAY, AMINGTON, TAMWORTH

APPROXIMATE DRIVE DISTANCE FROM PREMISES TO;

<u>DESTINATION</u>	<u>MILES</u>
Birmingham (City Centre)	16
Birmingham NEC & Airport	16
East Midlands Airport	25
Coventry (City Centre)	24
Leicester (City Centre)	30
Derby (City Centre)	32
Nottingham (City Centre)	36
Manchester (City Centre)	89
London (City Centre)	120

SOURCE: theAA.com

Drawing Name: Plot 1 - Ground Floor Plan
Drawing Date: 15/03/2007

Client: Cedar House Inv.
Project: Building C
Address: Sandy Way, Calico, Tamworth

PRELIMINARY

Franklin Ellis Architects
15 The Arcade, Birmingham B2 2DZ
Tel: 0121 633 1000
Fax: 0121 633 1001
www.franklinellis.co.uk

Plot 1
Sandy Way
Calico
Business Park
Tamworth
for Cedar House Inv.

Building C
Ground Floor Plan
Nett Floor Area

Scale: 1:50 @ A1
Date: March 2007
Drawing No: 1120 CD 07

Client: Cedar House Inv.
Project: Building C
Address: Sandy Way, Calico, Tamworth



Ground Floor
Nett Floor Area:
2,960 sq ft (275 sq m)

Drawing Number: 1120 CD 08
 Drawing Date: 11/13/2007
 Drawing Title: First Floor Plan
 Project Name: Building C
 Client: Cedar House Inc.

PRELIMINARY

Franklin Ellis Architects
 45 N. Republic, Lincoln, NE 68502
 Phone: (402) 441-8400
 Fax: (402) 441-8401
 www.franklinellis.com

Plot 1
 Sandy Way
 Calico
 Business Park
 Tamworth
 for Cedar House Inc.

Building C
 First Floor Plan
 Nett Area

Scale: 1/8" = 1'-0"
 Date: March 2007
 Drawing No.: 1120 CD 08
 Plot No.:
 Rev. No.:
 Rev. Date:



First Floor
 Nett Floor Area:
 2,970 sq ft (276 sq m)

Energy Performance Certificate

Non-Domestic Building



Building C
Calico Business Park
Sandy Way, Amington
TAMWORTH
B77 4BF

Certificate Reference Number:
0780-0331-9170-5622-1006

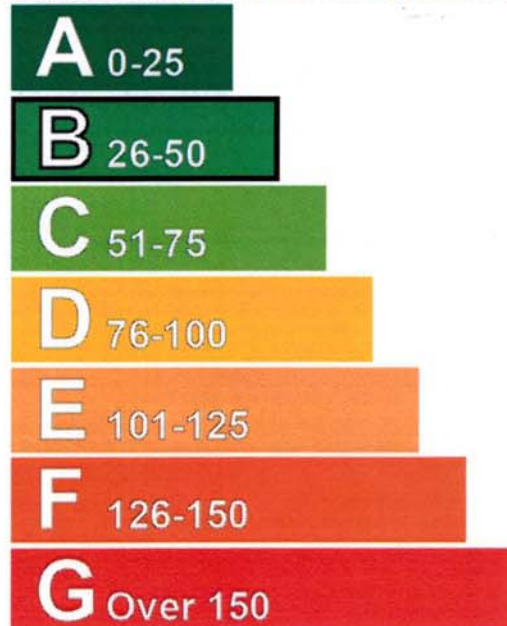
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for 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



..... Net zero CO₂ emissions



◀ 47 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 645
Building complexity (NOS level): 4

Benchmarks

Buildings similar to this one could have ratings as follows:

63 If newly built
132 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: Lifespan SBEM v1.0 using calculation engine SBEM v3.2.b
Property Reference: 857113690000
Assessor Name: David Ellison
Assessor Number: RICS300039
Accreditation Scheme: Royal Institution of Chartered Surveyors
Employer/Trading Name: CO2 Commercial Ltd T/A CO2 Energy
Employer/Trading Address: 4 Faraday Court, First Avenue, Burton Upon Trent, DE14 2WX
Issue Date: 26 Feb 2009
Valid Until: 25 Feb 2019 (unless superseded by a later certificate)

Related Party Disclosure:

Recommendations for improving the property are contained in Report Reference Number: 0220-8011-0471-9760-3050

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on 0800 085 2005

Building C, 5 Calico Business Park, Sandy Way, Amington, Tamworth
B77 4BF



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Prepared by Calders Chartered Surveyors 01827 61144

Building C, 5 Calico Business Park, Sandy Way, Amington, Tamworth
B77 4BF. Location



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Building C, 5 Calico Business Park, Sandy Way, Amington, Tamworth
B77 4BF. Regional location



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