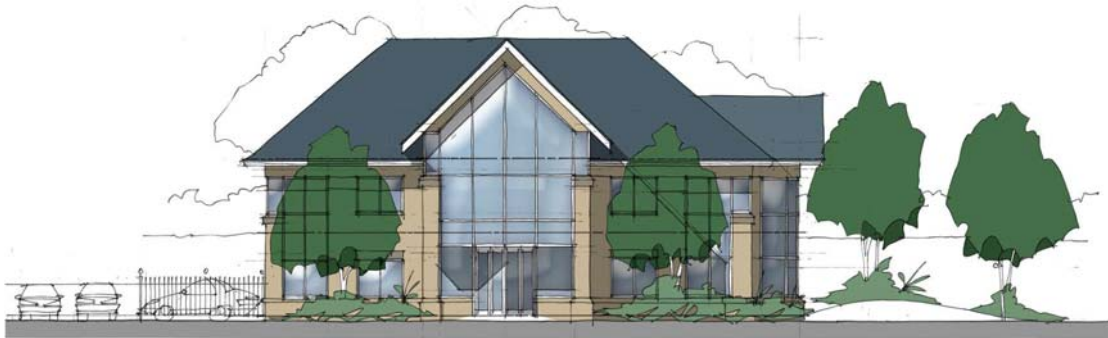


BY DIRECTION OF KPI LTD - THE LANDLORD
TO LET UPON A NEW LEASE

**A SUPERB NEW DETACHED HIGH SPECIFICATION OFFICE BUILDING TO
BE CONSTRUCTED AND NOW AVAILABLE FOR PRE-LETTING**



“LINK HOUSE”
KINGSBURY LINK
TRINITY ROAD KINGSBURY
TAMWORTH B78 3EX

- 3772 sq. ft. (350.4 sq.m.) NET TOTAL ON THREE FLOORS
- EXCELLENT LOCATION NEAR JUNCTION 10/ M42
(INTERSECTION WITH A5)
- HIGH CALIBRE SPECIFICATION TO INCLUDE:
- FULL AIR CONDITIONING
- RAISED FLOOR CABLING SYSTEM
- DOUBLE GLAZED
- CARPETED THROUGHOUT
- 12 CAR PARKING SPACES AT LEAST

Rental £62,500 per annum exclusive plus VAT
Please enquire for further information

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

Link House

Construction will shortly commence of Link House, to be an impressive and imposing new office facility occupying a statement position within Kingsbury Link, a modern business location near to M42 Junction 10 being the intersection with the A5 trunk road and within a few minutes drive of the amenities and facilities of both towns of Tamworth and Atherstone.

This is an excellent position from which to access the city of Birmingham, both East Midlands and Birmingham airports, National Exhibition Centre and the Midlands motorway network.

At this stage the building can be catered to specific requirements and is hence available for pre-letting.

TERMS OF LETTING:

By negotiation

SERVICES:

It is understood that mains water, drainage, gas and electricity will be connected to the premises.

ENERGY PERFORMANCE CERTIFICATE:

To be prepared upon completion of construction.

BROADBAND:

We understand Superfast Fibre Optic is available with BT.

VIEWING OF THE SITE:

At any time.

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

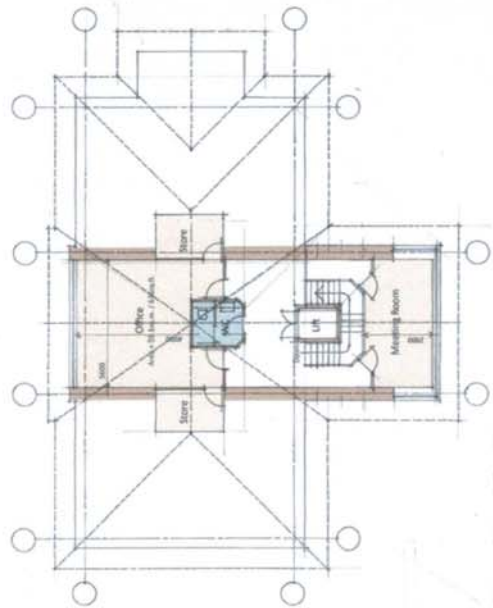
No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through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

Code of Practice on Commercial Leases

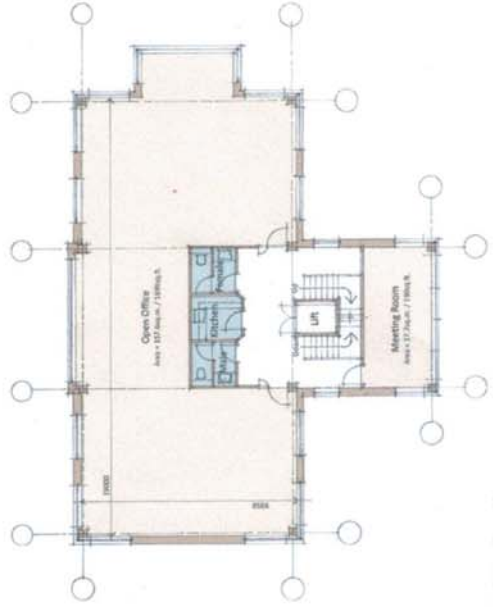
You are advised that the code of practice on commercial leases in England & Wales strongly recommends that you seek professional advice from a qualified surveyor/solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

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

1. The information contained in this document is confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this document by mistake, please notify the project manager immediately.



Proposed Second Floor Plan
[Scale 1:100]



Proposed First Floor Plan
[Scale 1:100]



Revisions	No.	Description	Date

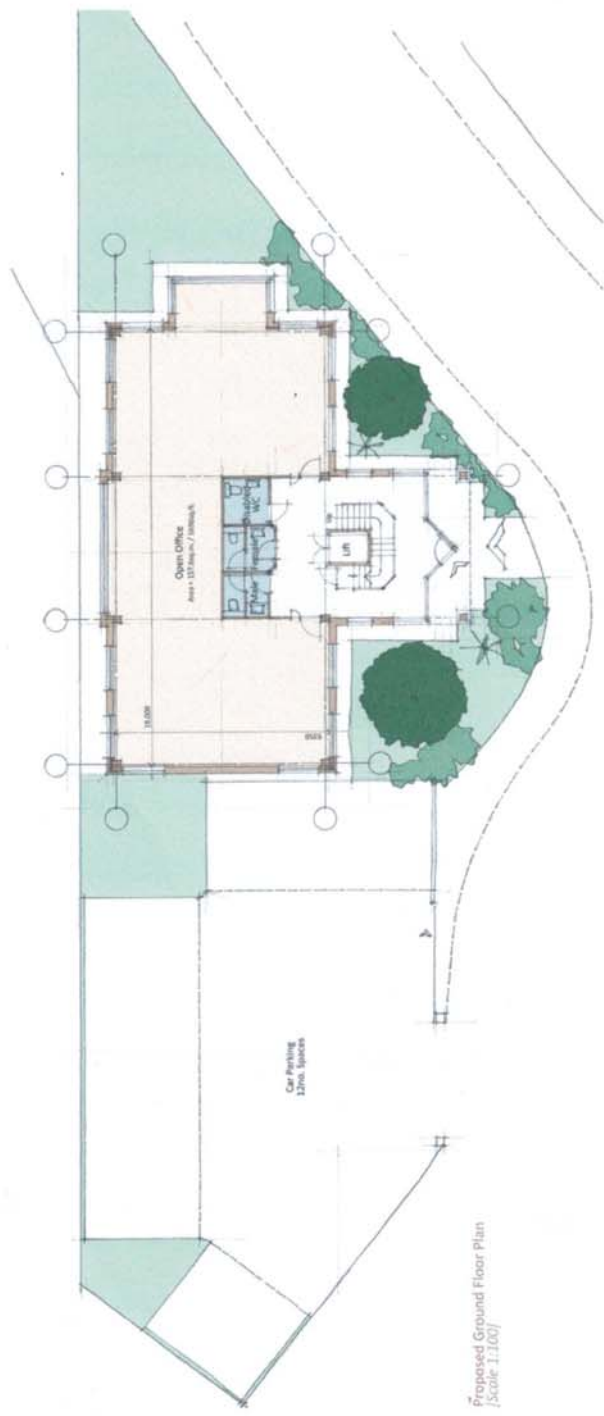
DM
 Kingsbury Link, Tamworth
 New Office Development



Ritchie & Ritchie Architects LLP
 The Ridings, Kingsbury Link, Tamworth, CV37 9JY
 444 0182742274
 www.rrarchitects.co.uk

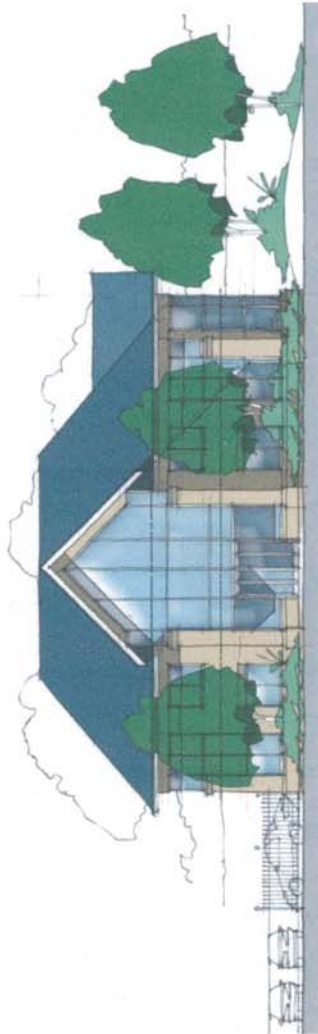
Proposed Floor Plans

1:100	1/16/2015	RR/AM	12:17	1/25
-------	-----------	-------	-------	------

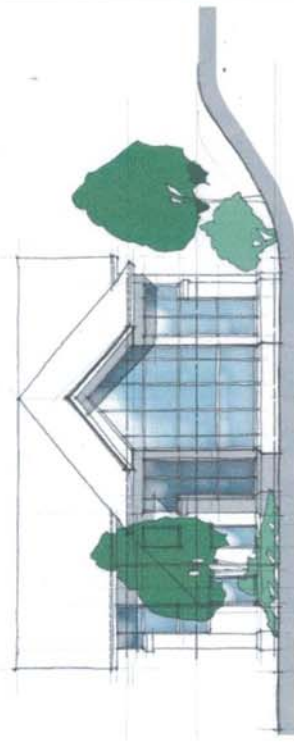


Proposed Ground Floor Plan
[Scale 1:100]

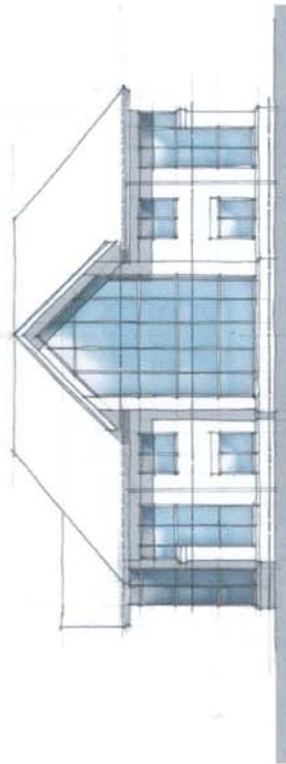




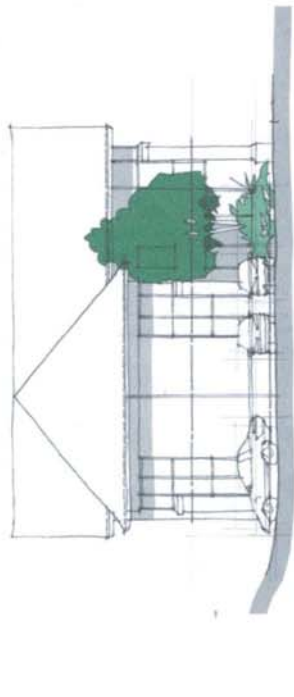
Proposed Front Elevation
(Scale 1:100)



Proposed Side Elevation
(Scale 1:100)



Proposed Rear Elevation
(Scale 1:100)



Proposed Side Elevation
(Scale 1:100)



Proposed Site Plan
(Scale 1:500)

Revisions	Date

DM
Kingsbury Link, Tamworth
New Office Development



Ritchie & Ritchie Architects LLP
The Arcade House, 100 Kingsbury Link, Tamworth
444 881 8274 (01827 428274)
www.rrarchitects.co.uk

Proposed Elevations +
Site Plan

1:100	1:500	1:200	1:500	1:100	1:500
-------	-------	-------	-------	-------	-------





1. This drawing is the property of Ritchie & Ritchie Architects LLP. It is not to be used, copied, or reproduced in any form without the written consent of Ritchie & Ritchie Architects LLP.

Revisions:
 No. Description Date

Office Block, Kingsbury Link,
 Tamworth
 New Office Development



Ritchie & Ritchie Architects LLP
 The Manor House, Lockwood Street, Tamworth,
 Staffordshire, B79 7GP
 +44 (0)1827 42251
 www.ritchiearchitects.co.uk

Proposed Site Plan + Front
 Elevation + Ground Floor Plan

1:500 1/16" = 1'-0" 1/8" = 1'-0" 1/4" = 1'-0" 1/2" = 1'-0" 1" = 1'-0"

Proposed Front Elevation
 (Scale 1:100)



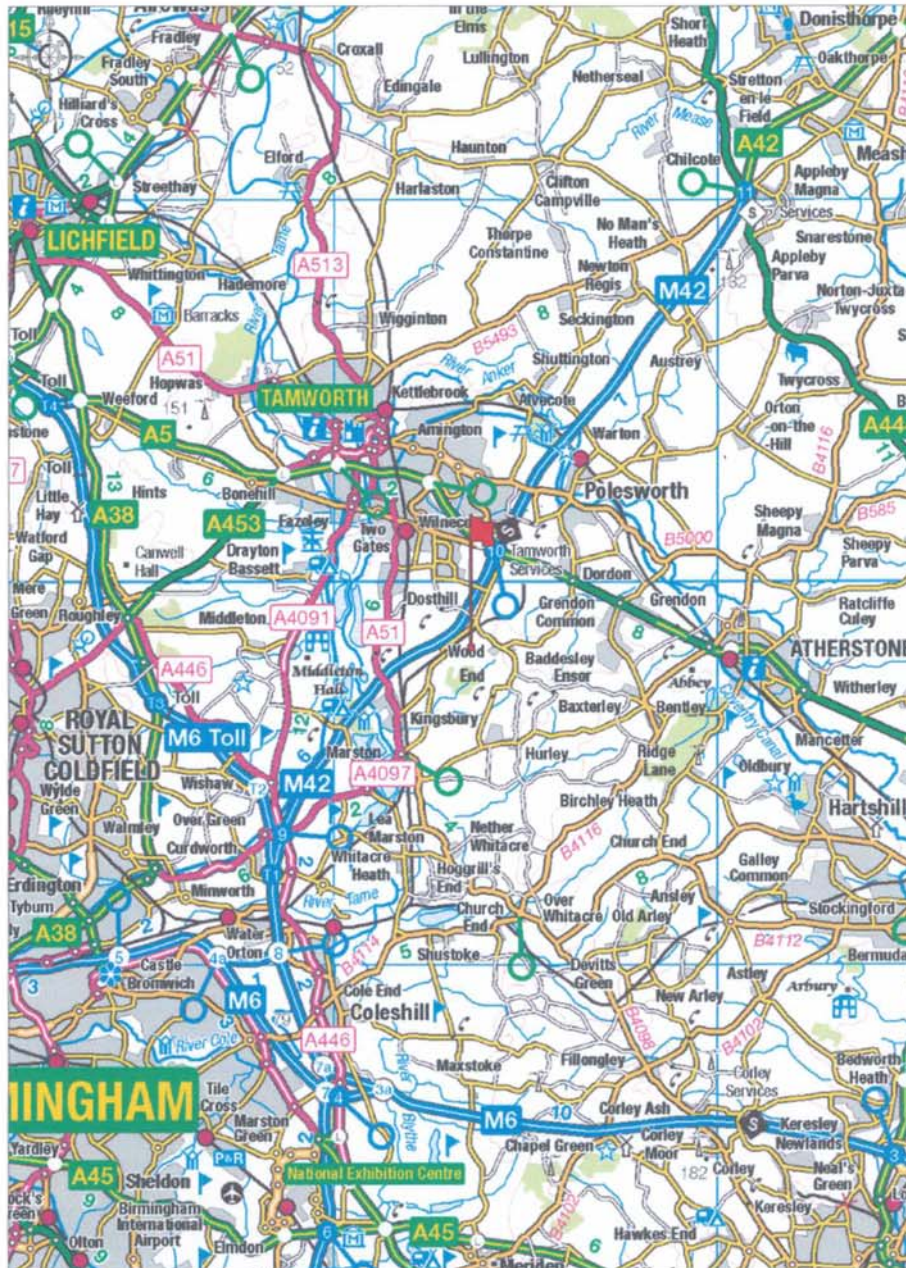
Proposed office scheme
Kingsbury Link, off Trinity Rd, Kingsbury, Nr Tamworth. B78 3EX
Location



Ordnance Survey © Crown Copyright 2016. All rights reserved.
Licence number 100022432. Printed Scale - 1:10000

Prepared by Calders Chartered Surveyors 01827 61144
www.calderssurveyors.com

Proposed office scheme
Kingsbury Link, off Trinity Rd, Kingsbury, Nr Tamworth. B78 3EX
Regional location



Ordnance Survey © Crown Copyright 2016. All rights reserved.
Licence number 100022432. Printed Scale - 1:175000

Prepared by Calders Chartered Surveyors 01827 61144
www.calderssurveyors.com