

BY DIRECTION OF THE LANDLORDS AND TO LET UPON A NEW LEASE

**WELL POSITIONED
INDUSTRIAL OR STORAGE PREMISES
COMPLETE WITH YARD AREA WITHIN AN ENCLOSED
AND GATED SITE**



**3 BRENT
TAME VALLEY INDUSTRIAL ESTATE
WILNECOTE
TAMWORTH B77 5DF**

**2,659 SQ. FT. (247.04 SQ. M.)
PLUS MEZZANINE FLOOR 1,325 SQ.FT. (123.13 SQ.M.)**

APPROX 4.8 METRES MINIMUM TO EAVES

TELEPHONE: 01827 61144

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Calders for themselves and for the Vendors of this property whose agents they are, give notice that:-
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3 VICTORIA ROAD TAMWORTH
STAFFORDSHIRE B79 7HL

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

A modern semi-detached industrial unit occupying a self-contained site as shown on the appended plan providing very useful enclosed, gated and surfaced yard area.

The building is of steel frame construction with a combination of brickwork and PVC coated steel cladding and provides functional and useful space for a variety of users or trades.

Constructed within the building is a steel framed mezzanine storage floor with a timber decking also part enclosed to provide a useful office and staff amenity room.



There is a full height roller shutter vehicle access doorway to the main works area which is complete with a concrete floor throughout, overhead lighting, 3-phase electricity connection to distributor board and an air distribution pipework system.

There is a WC/wash facility.

Three separate lock up storage rooms are attached to the main works area.

Access to the yardage area is via a right of way across the adjacent properties as shown outlined and hatched in brown on the appended plan.

This building occupies a readily accessible location within Tame Valley Industrial Estate a purpose designed modern industrial area on the southern outskirts of Tamworth offering easy access to the A5 trunk road and M42 motorway the intersection of which (Junction 10) is approximately five minutes drive to the east. Tamworth town centre is approximately five minutes drive to the north.

GENERAL INFORMATION

1. LANDLORDS T. & J. Properties Limited
2. PROPOSED TERM OF LEASE For a length of lease to be negotiated at a commencing rental of £18,000 per annum exclusive payable quarterly in advance on full repairing and insuring terms.
3. RATING ASSESSMENT On the 2010 List the building has a rateable value of £12,250. The rate payable for 2015/2016 is 49.3p in the £.
4. SERVICES Mains electricity, water and drainage are connected to the building
5. ENERGY PERFORMANCE CERTIFICATE This building has an Energy Performance Certificate No: 0130-0336-4169-1402-1002 and is rated D. This Certificate and advisory notes can be downloaded from the Government site www.ndepcregister.com. A copy of the Certificate is attached.
6. VIEWING Please contact the agents.
7. VALUE ADDED TAX The building is understood to be registered for value added tax which is hence payable upon the rent and other matters due to the landlord.
8. 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.

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



Unit 3
Brent
Tame Valley Industrial Estate
TAMWORTH
B77 5DF

Certificate Reference Number:
0130-0336-4169-1402-1002

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

D 76-100

◀ 98

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 301
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 55.48

Benchmarks

Buildings similar to this one could have ratings as follows:

30 If newly built

88 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

Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

Assessment Software: iSBEM v5.2.d using calculation engine SBEM v5.2.d.2
Property Reference: 316113440000
Assessor Name: Trevor Bradshaw
Assessor Number: NHER003042
Accreditation Scheme: National Energy Services
Employer/Trading Name: Midland Searches
Employer/Trading Address: 13, Cedar Drive, Tamworth B79 8QL
Issue Date: 11 Feb 2016
Valid Until: 10 Feb 2026 (unless superseded by a later certificate)
Related Party Disclosure: Not related to the owner.

Recommendations for improving the property are contained in Report Reference Number: 0191-0324-6440-1100-3603

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 Department'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.

Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.

3 Brent, Tame Valley Industrial Estate, Wilnecote, Tamworth B77 5DF.
For identification only



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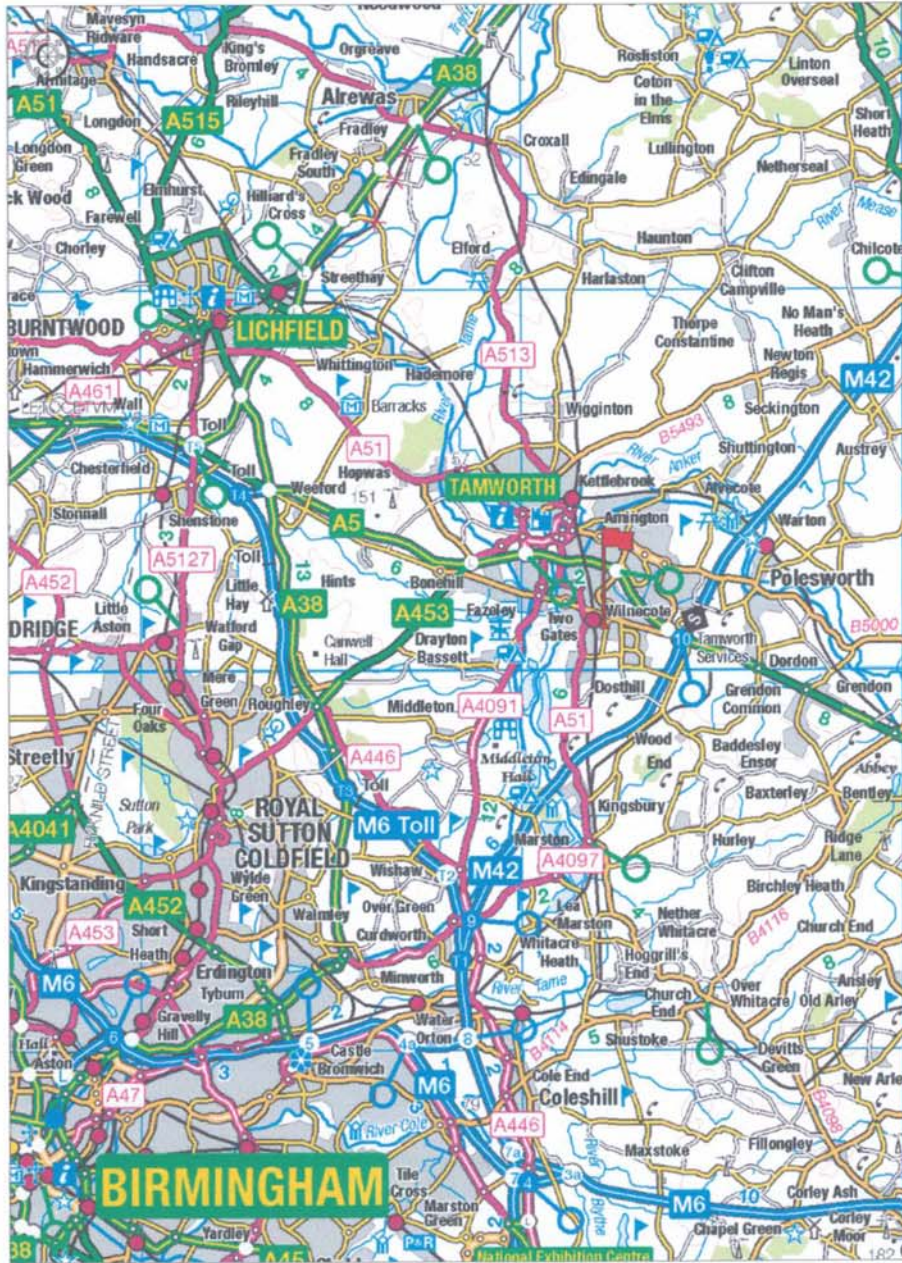
3 Brent; Tame Valley Industrial Estate, Wilnecote, Tamworth B77 5DF.
Location



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3 Brent, Tame Valley Industrial Estate, Wilnecote, Tamworth B77 5DF.
Regional location



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