

**BY DIRECTION OF THE OWNER**  
**BLACKTHORN PROPERTIES LIMITED**

**FOR SALE FREEHOLD (MAY LET)  
WITH VACANT POSSESSION**

**WELL POSITIONED  
DETACHED FACTORY OR STORAGE PREMISES  
WITH GENEROUS PARKING AND AMENITY SPACE**



**BORMAN**  
**LICHFIELD ROAD INDUSTRIAL ESTATE**  
**TAMWORTH B79 7TA**

**GIA OF BUILDINGS 12,596 SQ. FT. (1170.8 SQ. M.)  
PLUS MEZZANINE STORAGE FLOOR 1,538 SQ. FT. (142.9 SQ. M.)  
SITE AREA 0.63 ACRES (0.255 HECTARES)  
IN TWO PRINCIPAL BAYS  
LOCKABLE AND ENCLOSED SMALL YARD  
HEATED AND LIT  
3PHASE ELECTRICITY AND GAS  
OFFICE FACILITY  
2 X COMMERCIAL VEHICLE ACCESS DOORS**

**OFFERS £695,000 / RENTAL £59,750 BOTH NET OF VAT**

**TELEPHONE: 01827 61144**

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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.



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Well positioned and readily found detached industrial premises with a long frontage to Borman within the established Lichfield Road Industrial Estate on the western outskirts of Tamworth town centre being within 5 minutes drive of the intersection of the A5/A51/A453.

M42 Junction 10 (intersection with the A5) is approximately 10 minutes drive to the east and Junction T5 of the M6T (the intersection with the A5 and A38) is approximately 10 minutes drive to the west.

This location is within walking distance of Tamworth town centre and its amenities and railway station.

This is a stand alone facility in an independent and self contained site with generous parking and amenity areas including a small fenced, gated and lockable yardage facility. To the fore of the building is a generous private vehicle parking area.

The building is of in principal steel framed construction and in two main bays.

#### FRONT BAY

30.22m x 22.63m with a minimum height to the underside of the steelwork of 3.22m.

There is a well appointed administrative office facility, WC/wash facilities and an enclosed area previously used for spraying.

This bay is complete with overhead lighting and two overhead gas fired heaters. 3Phase electricity is connected. There are two roller shutter vehicle access doorways to this bay each powered.

#### REAR BAY

26.33m x 17.62m with a minimum height to the underside of the steel of 3.22m. This bay is complete with a commercial vehicle access doorway and has overhead lighting and a 3Phase electricity connection.

There is a mezzanine storage floor of maximum dimensions 13.84m x 11.49m

#### REAR STORE

A useful lock up facility ideal for gas bottles, paint, chemicals etc. having a maximum depth of 10.59m and a maximum width of 3.24m.

The total gross internal area of the buildings is 12,596 sq. ft. (1,170.86 sq. m.). The mezzanine storage floor is 1,538 sq. ft. (142.9 sq. m.).

#### TO THE EXTERIOR

The premises occupy their own self contained site with a single vehicular access point from Borman.

To the side of the building is a useful fenced and gated fully enclosed yard area.

The entirety of the external site is surfaced and there are generous parking facilities to the fore of the building. This is a site readily accessed by commercial vehicles.

## GENERAL INFORMATION

<b>TENURE:</b>	<p>The building is offered freehold with vacant possession upon completion at a price of £695,000 net of any applicable value added tax.</p> <p>The vendor may consider a letting at £59,750 net of any applicable value added tax per annum exclusive on a term to be agreed.</p>
<b>ENERGY PERFORMANCE CERTIFICATE:</b>	Awaited
<b>SERVICES:</b>	All main services are connected. Interested parties should make their own enquiries of the respective providers for capacities etc.
<b>RATING ASSESSMENT:</b>	The building has 2017 List rateable value of £44,500. Rates payable 2017/2018 £21,315.00
<b>VIEWING:</b>	Please contact the Agents <b>Calders Chartered Surveyors</b> <b>Telephone: 01827 61144</b>

## **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](http://www.commercialleasecodeew.co.uk)





