

BY DIRECTION OF THE FREEHOLDERS
TO LET UPON A NEW LEASE

**AN ATTRACTIVELY POSITIONED
SUITE OF OPEN PLAN MODERN
OFFICE ACCOMMODATION**



SUITE 4 ENTERPRISE GLADE
BATH YARD
MOIRA
DE12 6BP

3,235 SQ. FT. (300.6 SQ. M.)
WITH GENEROUS ADJACENT PARKING FACILITIES
HAVING READY ACCESS TO BURTON UPON TRENT, ASHBY DE LA ZOUCH
AND TAMWORTH AND WITHIN MINUTES DRIVE OF JUNCTION 11 M42

A NEW LEASE IS AVAILABLE AT AN ATTRACTIVE RENTAL

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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.

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3 VICTORIA ROAD TAMWORTH
STAFFORDSHIRE B79 7HL

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An efficient modern open plan light and airy office suite forming part of this attractive building known as Enterprise Glade situated within the heart of the National Forest but offering ready access to nearby towns and also the regional motorway and A road network.

Other occupiers within this building include the National Forest Company itself, a charitable organisation responsible for the administration of the forest amenity and for which this building is their Headquarters.

The space is fully carpeted and complete with a suspended ceiling with recessed contemporary lighting.

There is electrical perimeter heating and perimeter mounted skirting cable trunking.

Mains electricity, water and broadband are connected. Estimated broadband speeds quoted by BT on a normal land line are 1Mb-3.5Mb estimated download speed range. 512k minimum speed guarantee. This information should be checked by any interested party.

Accessed from the communal landing are shared WC/wash facilities maintained by the Landlords via the service charge payment.

To the exterior and immediately to the fore of the building is a substantial communal car parking facility.

In our opinion this is space within an attractive semi-rural setting but with easy access to the regional road network and nearby towns.

GENERAL INFORMATION

LANDLORDS:	Tamworth Office Properties Limited
PROPOSED TERMS OF LETTING:	A new Lease is available for a term to be agreed at a commencing rental of £32,250 (Thirty two thousand two hundred and fifty pounds) per annum exclusive of value added tax
SERVICE CHARGE ETC:	A service charge of £9,000 per annum is payable in respect of the maintenance and management of the external fabric of the building and grounds and the communal parts of the interior. The tenant is responsible for the maintenance and decoration of the interior of the space. Insurance costs were £215.01 for year 2017/18. In addition the electricity is charged on a monthly basis by the Landlord each unit has its own meter.
RATING ASSESSMENT:	The 2017 List rateable value for the premises is £30,000 therefore the rates payable for Year 2017/2018 are £14,370
VIEWING:	Please contact the agents
ENERGY PERFORMANCE CERTIFICATE:	This space is rated "C" (A copy of the certificate is appended hereto. (Reference Number: 0250-4954-0300-1640-1050

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

 HM Government

Suite 4, Enterprise Glade
Bath Yard
Moir
Swadlincote
DE12 6BA

Certificate Reference Number:

0250-4954-0300-1640-1050

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

61

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:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	292
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	60.86

Benchmarks

Buildings similar to this one could have ratings as follows:

40 If newly built

70 If typical of the existing stock

Suite 4, First Floor, Enterprise Glade, Bath Yard, Moira DE12 6BP



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Suite 4, First Floor, Enterprise Glade, Bath Yard, Moira DE12 6BP. Location

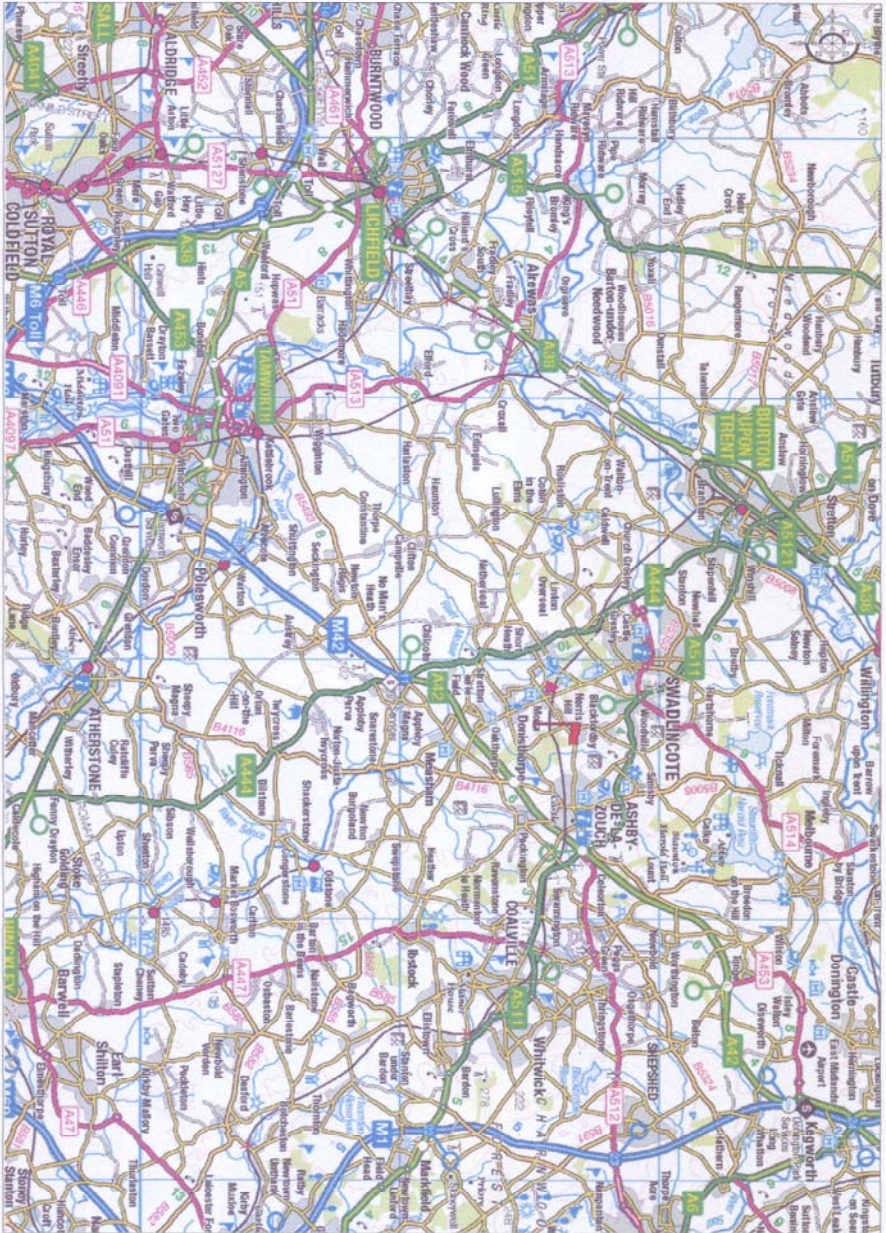


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