

**TO LET UPON NEW LEASE BY DIRECTION OF THE FREEHOLDER**

**SMALL FACTORY OR WAREHOUSE UNIT  
SELF CONTAINED AND IN A CONVENIENT  
AND ACCESSIBLE LOCATION**



**15 KEPLER  
LICHFIELD ROAD INDUSTRIAL ESTATE  
TAMWORTH B79 7XE**

**565 SQ. FT. (52.5 SQ. M.) OR THEREABOUTS**

**3 CAR PARKING SPACES TO FRONTAGE**

**COMPLETE WITH RECEPTION AND OFFICE  
LIGHTING, 3 PHASE ELECTRICITY, ROLLER SHUTTER  
VEHICLE ACCESS DOOR**

**NEW LEASE AT ATTRACTIVE RENTAL AND TERMS**

**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](mailto:enquiries@calderssurveyors.com)  
[www.calderssurveyors.com](http://www.calderssurveyors.com)

A small modern industrial or warehouse unit ideal for a variety of trades and users prominently positioned on Kepler off Mariner within the heart of Lichfield Road Industrial Estate to the west of Tamworth town centre.

This is an easy to find location with ready access to the nearby A51/A543, M42 Junction 10 and M6T Junction T4.

The premises are well presented and recently redecorated and offer a total gross internal area of 565 sq. ft. (52.5 sq. m.) or thereabouts with a minimum height to eaves of 3.29 metres.

The workshop offers a maximum depth of 9.26 metres and a maximum width of 5.63 metres and is complete with a reception and office facility and a WC/wash and tea making point.

The building offers a clear working area and is complete with a painted concrete floor, overhead lighting and 3 Phase electricity. There is commercial vehicle access via a steel manually operated roller shutter door.



To the fore of the building is a forecourt providing loading and unloading facility and three private vehicle parking spaces.

Tamworth town centre and Ventura Park retail centre are both approximately three minutes drive distant.

### **GENERAL INFORMATION**

**LANDLORD:**

Mr. T. Stafford

**PRINCIPAL TERMS OF LETTING:**

A Lease term and commitment by arrangement at a commencing rental of £5,500.00 per annum exclusive payable quarterly in advance. The tenant will be responsible for the repair and maintenance of the property and for reimbursing to the Landlord his costs of insuring the premises.

**SERVICES:**

Mains electricity, water and drainage are connected. Mains gas is understood to be available. Prospective tenants should make their own enquiries of service providers to establish capacities, availabilities etc.

**RATING ASSESSMENT:**

The rating assessment on the 2017 list is £4,050.00. Therefore these premises are potentially available to current small business rating relief and nil rates are potentially payable.

**VIEWING:**

Please contact the Agents  
**Calders Chartered Surveyors**  
**Telephone: 01827 61144**

**ENERGY PERFORMANCE  
CERTIFICATE:**

The premises are currently Rated G. Further information is available at [www.ndepregister.com](http://www.ndepregister.com). A copy of the Certificate is attached.

**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)



# Energy Performance Certificate

Non-Domestic Building



15 Kepler  
Lichfield Road Industrial Estate  
TAMWORTH  
B79 7XE

Certificate Reference Number:  
0595-9744-6430-2400-4703

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](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 226

This is how energy efficient the building is.

## Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 52  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 101.38

## Benchmarks

Buildings similar to this one could have ratings as follows:

47

If newly built

125

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 property cheaper to run, please call 0300 123 1234.

## Administrative Information

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

<b>Assessment Software:</b>	iSBEM v4.1.e using calculation engine SBEM v4.1.e.5
<b>Property Reference:</b>	456457440000
<b>Assessor Name:</b>	Trevor Bradshaw
<b>Assessor Number:</b>	NHER003042
<b>Accreditation Scheme:</b>	National Energy Services
<b>Employer/Trading Name:</b>	Midland Searches
<b>Employer/Trading Address:</b>	13, Cedar Drive, Tamworth B79 8QL
<b>Issue Date:</b>	12 Apr 2013
<b>Valid Until:</b>	11 Apr 2023 (unless superseded by a later certificate)
<b>Related Party Disclosure:</b>	Not related to the owner.

Recommendations for improving the property are contained in Report Reference Number: 0940-4945-0467-4240-7054

## 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](http://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.

Unit 15 Kepler,  
Lichfield Rd, Industrial Estate,  
Tamworth B79 7XE



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Prepared by Calders Chartered Surveyors 01827 61144



Unit 15 Kepler,  
Lichfield Rd, Industrial Estate,  
Tamworth B79 7XE. Location Plan



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