

**FOR SALE BY PRIVATE TREATY AND OFFERED FREEHOLD WITH
VACANT POSSESSION - BY DIRECTION OF THE FREEHOLDERS WHOM
ARE RELOCATING**

**WELL POSITIONED AND LOCATED
MODERN STAND ALONE INDUSTRIAL PREMISES
TOTAL GIA. 17,658 SQ.FT (1,604 SQ.M.)
PLUS MEZZANINE 969 SQ.FT (90.11 SQ.M.)
WITHIN A SELF CONTAINED SITE OF 1.07 ACRES (0.43 HA)
OR THEREABOUTS**



**PREMISES OF AALBERTS SURFACE TREATMENT LTD
KINGSBURY LINK, TRINITY ROAD, TAMWORTH B78 2EX**

- CLOSE TO M42 JUNCTION 10/A5 INTERSECTION
- GOOD ADMINISTRATIVE OFFICE FACILITY
- MAXIMUM WORKSHOP HEIGHT 6.8M.
- ALL HEATED AND LIT WITH GOOD 3-PHASE POWER SUPPLY AND DISTRIBUTION
- CRANEAGE GANTRY
- GOOD PARKING AND AMENITY FACILITY
- UNUSUAL OPPORTUNITY
- VERY USEFUL YARD AND AMENITY AREA

**OFFERS £1,950,000.00 (ONE MILLION NINE HUNDRED
AND FIFTY THOUSAND POUNDS)
PLUS V.A.T AS APPLICABLE**

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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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Substantial and impressive modern industrial warehousing premises occupying a prominently positioned self contained site with vehicular access directly from Kingsbury Link the principle routeway via this modern well planned industrial and warehousing area only two minutes drive from Junction 10 of the M42 being the intersection with the A5 trunk road.



Birmingham city centre is within 30 minutes drive to the south and the link of the M42 with the M1 approximately 25 minutes drive to the north. The M6T/A38 access is approximately 12 minutes drive to the west via the A5. An excellent location for all points of the compass.

The premises are contained within a self contained site having an area of 1.067 acres or thereabouts and as shown outlined and hatched in red on the appended plan.



The building in principle is of modern design and construction, being of steel frame with twin skinned cladding and the works area being complete with concrete flooring throughout.



Overhead lighting and translucent panels within the roof. A substantial 3-phase electricity supply and distribution system. Overhead gas fired space heating. Overhead craneage gantrys (full bay length) and commercial vehicle access doorways to the building.



Attached to the principle works area is a single storey administrative office facility being well appointed and fully heated and lit. (3,202 SQ.FT/297.49 SQ.M.).



Adjacent to the administrative offices is a tarmacadam surfaced private vehicle parking area offering 23 marked spaces. There is a mezzanine storage area above the works amenities providing an additional 969 sq. ft (90.11 sq.m.) .The remainder of the site is also surfaced and is part enclosed and gated providing a very useful yardage and amenity area.

An excellent opportunity offering superbly located premises ideal for a variety of users.

GENERAL INFORMATION

- | | |
|-----------------------------------|--|
| 1. VENDORS | Aalberts Surface Treatment, Tamworth Ltd
(whom are re-locating) |
| 2. TENURE | The building is offered freehold with vacant possession upon completion |
| 3. RATING ASSESSMENT | On the 2017 list the premises have a rateable value of £77,500. The rates payable year 2019/2020 are 50.4% of this rateable value. |
| 4. ENERGY PERFORMANCE CERTIFICATE | The premises on this National Non Domestic Building Energy Performance Certificate Register are rated C under Certificate No. 00143-3026-0519-0900-6621. |
| 5. SERVICES | All mains services are connected to the premises. Interested parties are advised to make their own enquiries as to capacities. |
| 6. VIEWING | Please contact the agents. |
| 7. PURCHASE PRICE | £1,950,000.00 (one million nine hundred and fifty thousand pounds) |
| 8. VALUE ADDED TAX | VAT at the prevailing rate is applicable to this price |

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





