

C A L D E R S

CHARTERED SURVEYORS
PROPERTY CONSULTANTS

BY DIRECTION OF THE FREEHOLDERS
TO LET UPON A NEW LEASE

R27248

**PLEASANTLY AND CONVENIENTLY
POSITIONED SELF CONTAINED MODERN
OFFICES COMPLETE WITH PARKING
AND TO BE FULLY REFURBISHED**



21 AMBER BUSINESS VILLAGE
AMBER CLOSE AMINGTON
TAMWORTH B77 4RP

1,135 SQ.FT. (105.4 SQ.M.)

4 CAR PARKING SPACES (DOUBLE PARKING POTENTIAL)

HEATED AND DOUBLE GLAZED

EASY ACCESS - TOWN CENTRE M42 AND A5

A PLEASANT SEMI-DETACHED BUILDING

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
www.calderssurveyors.com

A semi-detached and self-contained building pleasantly and conveniently situated within the heart of this purpose designed development approximately ten minutes' drive from Tamworth town centre and likewise from the M42/A5 intersection Junction 10 making this an ideal commuting position for the City of Birmingham and the regional motorway network.

This self-contained building is on two floors all of which are to be fully refurbished prior to a new let and fully redecorated including new carpeting.

They are complete with electric heating and double glazing and some cable trunking.

The building is accessed via an attractive atrium entrance with the staircase off to the first floor accommodation and separate ladies/disabled and gents WC/wash facilities.

The space is in principle open plan on both floors and there is a tea making facility within the ground floor accommodation.

Parking is both immediately to the fore of the building and within approximately a minute's walk.



An ideal opportunity for many forms of administrative or professional user.

GENERAL INFORMATION

LANDLORDS:

ERA CAD-CAM Technology Limited

PROPOSED LEASE:

A new Lease is available for a term of years to be negotiated at a commencing rental of £14,500 per annum exclusive payable quarterly in advance. The tenant will be fully responsible for the repair, maintenance and decoration of the premises and for refunding to the landlords their costs of insuring same and payment of the estate service charge for the management and maintenance of the private communal parts.

SERVICES:

Mains electricity, water and drainage are connected to the premises and broadband is available.

RATING ASSESSMENT:

Under the 2017 current list the building has a

rateable value of £8,500. The current rate payable is approximately fifty percent of this.

For appropriate qualifying users hence, this building may be excluded from the liability to pay local authority rates.

VIEWING:

Please contact the agents.

ENERGY PERFORMANCE CERTIFICATE:

Applied for.

LOCAL AUTHORITY:

Tamworth Borough Council
Marmion House
Lichfield Street
Tamworth B79 7BZ

Telephone No: 01827 709709

PURPOSE OF THESE PARTICULARS

The information given in these 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.

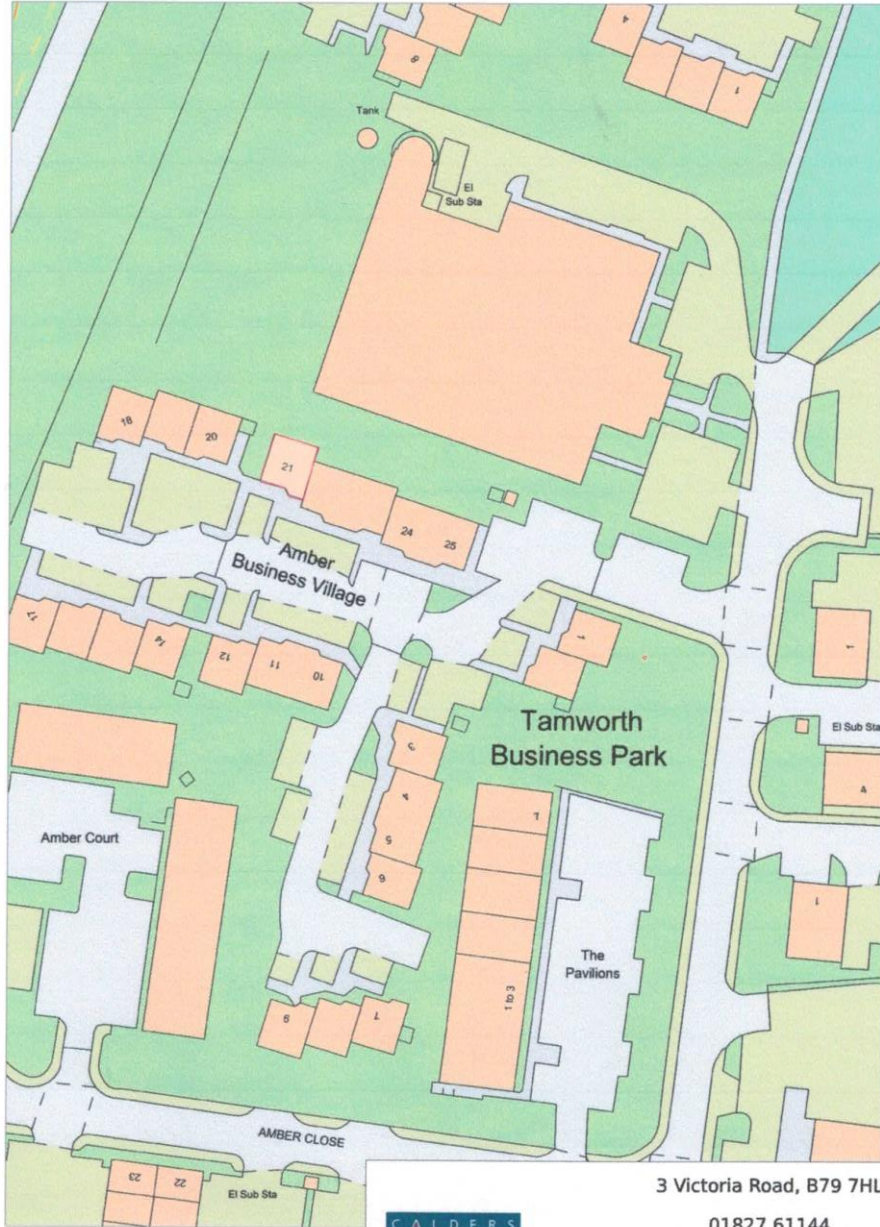
Environmental / Asbestos

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



3 Victoria Road, B79 7HL

01827 61144

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Client: **ERA Cad-Com Technology Ltd**

Project: **21 Amber Business Village B77**

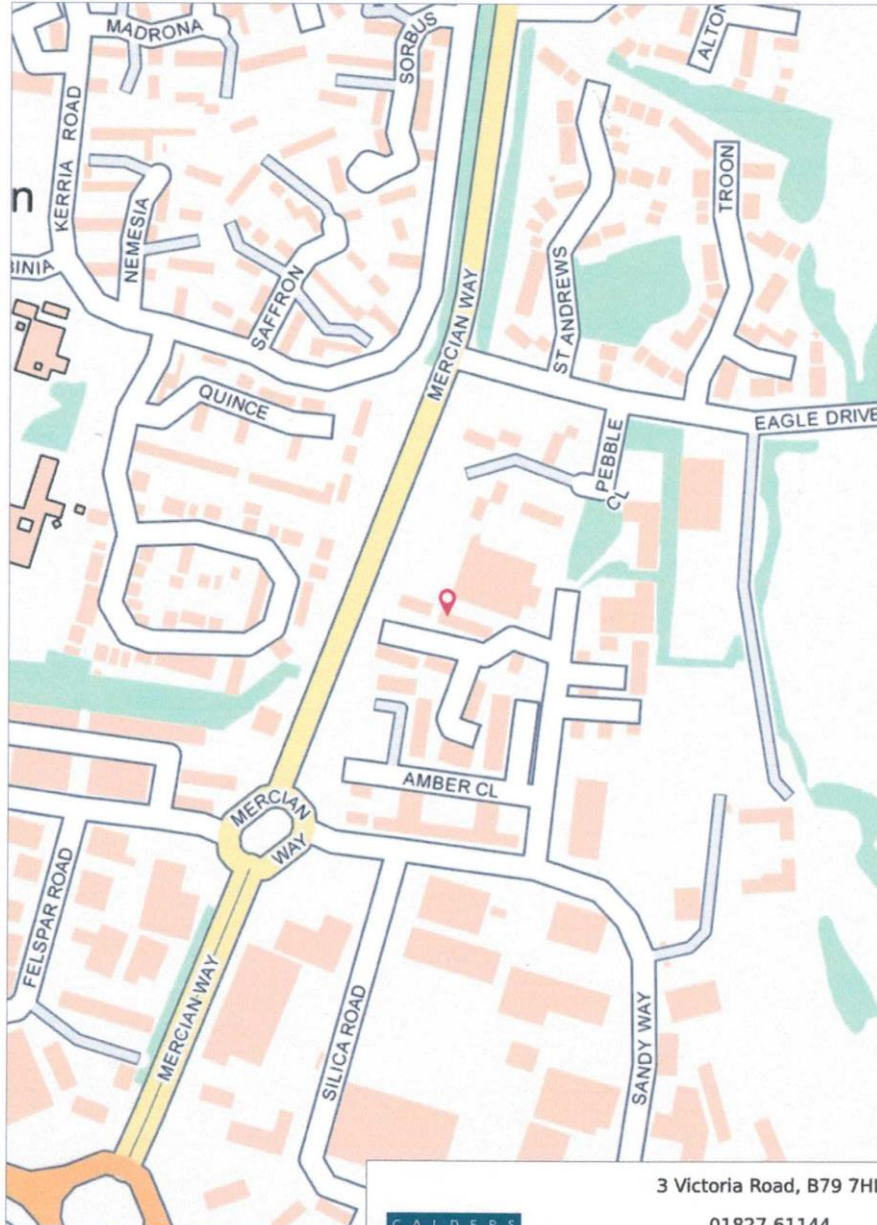
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Scale: **1:1250 @A4**

Drawn By: **rdc**

Date: **17 Feb 2020**

Drawing No:



3 Victoria Road, B79 7HL

01827 61144

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Client: **ERA Cad-Com Technology Ltd**

Project: **21 Amber Close B77 4RP**

Title: **location plan**

Scale: 1:5000 @A4

Date: 17 Feb 2020

Drawn By: rdc

Drawing No: