

# CALDER S

CHARTERED SURVEYORS  
PROPERTY CONSULTANTS

**BY DIRECTION OF THE FREEHOLDERS**

**R27456**

**AND FOR SALE BY PRIVATE TREATY**

**AN ATTRACTIVE WELL POSITIONED AND WELL FITTED MODERN  
OFFICE BUILDING**



**2 HAMEL HOUSE, CALICO PARK  
SANDY WAY, AMINGTON TAMWORTH B77 4BF**

NET INTERNAL AREA 2,585 SQ FT (240.15 SQ.M.)  
8 DESIGNATED PARKING SPACES  
FULLY AIR CONDITIONED  
RAISED FLOOR CABLE SYSTEM  
FULLY DOUBLE GLAZED WITH BLINDS  
SUSPENDED CEILINGS WITH CONTEMPORARY LIGHTING  
DOOR CONTROL SYSTEM  
SECURITY AND FIRE ALARM SYSTEMS  
CARPETED THROUGHOUT

**OFFERS: £649,000**

**+ V.A.T. FOR THE FREEHOLD WITH VACANT POSSESSION**

**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 very attractive contemporary styled modern office building situated within the middle of a terrace of similar buildings and forming part of an established office development known as Calico Park, approximately 5 minutes' drive from both Tamworth Town centre and Junction 10 of the M42 motorway, being the intersection with the A5 trunk road.

In clear traffic Birmingham city centre and the National Exhibition Centre are both approximately 20 minutes driving distance as is Birmingham Airport. East Midlands Airport is approximately 25 minutes' drive to the north. Tamworth has a main line railway station.

This building is in excellent condition and fitted to a high standard throughout, including carpets, window blinds and a staff break out / kitchen facility.

On the ground floor there is an entrance foyer with stairs to first floor accommodation and WC/wash facilities off including disabled. The remainder of the ground floor area is open plan office and includes a fitted kitchen/staff break out area complete with dishwasher and refrigerator.

At first floor level there is a landing, and the office space is partitioned to form a waiting area, boardroom facility, private executive office, server room and open plan office area.

NB please note the existing furniture (including pool table!) can be included within any transaction.

## **GENERAL INFORMATION**

### **VENDORS:**

Key Systems Ltd

### **SERVICES:**

Main's electricity, gas, water and drainage are connected. Fibre optic broadband is connected. The current owners have a dedicated 100mb connection.

### **LOCAL AUTHORITY:**

Borough of Tamworth, 01827 709709  
[enquiries@tamworth.go.uk](mailto:enquiries@tamworth.go.uk)

### **ENERGY PERFORMANCE CERTIFICATE:**

This has been applied for. Please note the two adjacent buildings are both rated 'B'

### **SERVICE CHARGE:**

A service charge is applicable to the building in respect of the management and maintenance of the Immediate surrounds known as Calico Park. Details of this can be provided upon request.

### **VIEWING:**

Please contact the Agent 01827 61144





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3 Victoria Road, Tamworth, Staffs, B79 7HL

0182761144

calderssurveyors.com

Client: **Key Systems Ltd**

Project: **2 Hamel House**

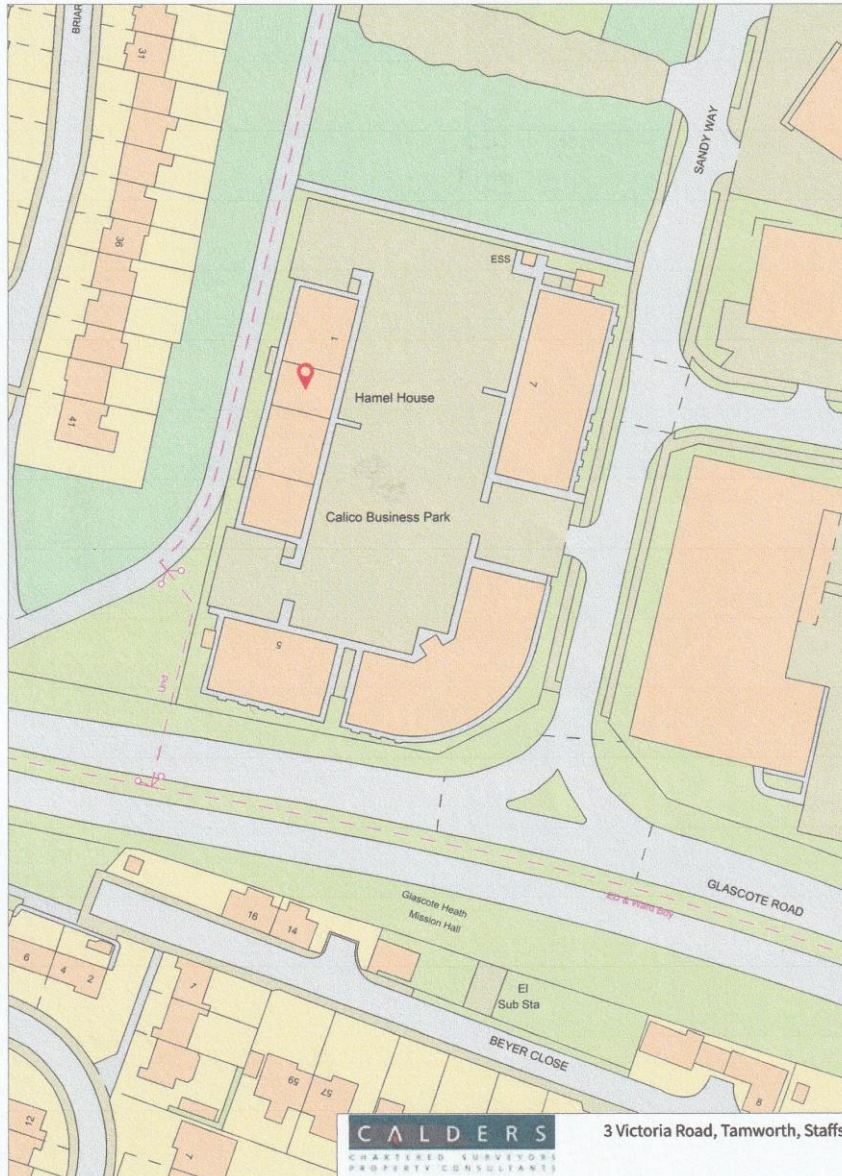
Title: **location**

Scale: 1:5000 @A4

Drawn By: rdc

Date: 05 Apr 2022

Drawing No:



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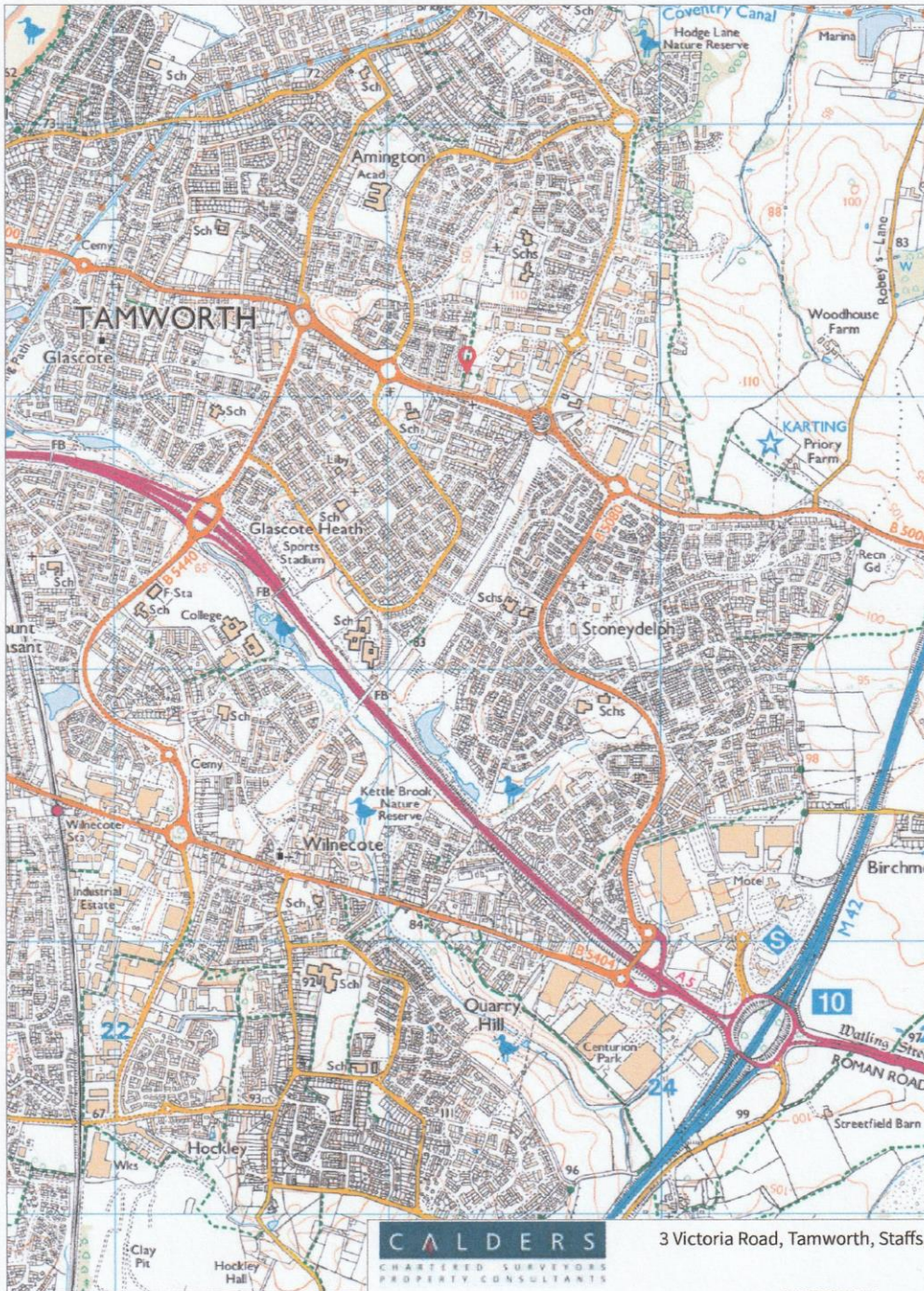
Title: **site plan**

Scale: **1:1250 @A4**

Drawn By: **rdc**

Date: **05 Apr 2022**

Drawing No:



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[caldersurveyors.com](http://caldersurveyors.com)

Client: **Key Systems Ltd**

Project: **2 Hamel House**

Title: **area location**

Scale: 1:25000 @A4

Drawn By: rdc

Date: 05 Apr 2022

Drawing No:

## **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 Caldery 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)